

**5104 Vallance Crescent NW  
Calgary, Alberta**

**MLS # A2247880**



**\$998,000**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,759 sq.ft.	<b>Age:</b>	1966 (59 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Oversized, Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Cork, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Stone Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Step into a home where comfort, style, and community come together. Perfectly situated in the coveted neighbourhood of Varsity, this property offers more than just a place to live—it delivers the lifestyle you’ve been searching for. From your front door, a short stroll takes you to the off-leash dog park for joyful morning walks. Wander a little further and the scenic trails of Bowmont Park open up, offering endless pathways along the river. Everything you need is close at hand—Market Mall for shopping and dining, Foothills Hospital, the University of Calgary, excellent schools, and the vibrant University District with its growing mix of restaurants, cafés, and entertainment. Whether it’s a coffee date, a grocery run, or a night out, it’s all just minutes away. Inside, the home is filled with natural light, showcasing a fresh, bright interior that feels both uplifting and welcoming. The heart of the home—a spectacular kitchen—combines classy, timeless design with modern functionality, making it as beautiful as it is practical. It’s a space where family recipes come to life, friends gather for lively evenings, and quiet mornings are enjoyed with coffee in hand. Come and experience it for yourself—a home where natural beauty, everyday convenience, and timeless design meet.