

**105 Valhalla Crescent NW  
Calgary, Alberta**

**MLS # A2242505**



**\$880,000**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,161 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Paved, Treed, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Kitchen Island		

**Inclusions:** Call seller directly

Click brochure link for more details. Located on 7,200+ sq ft corner lot with walking distance to LRT station is this 2,161 sq ft 4+2 bedroom two storey home. Full length front porch is welcoming. Upgrades include two high efficiency furnaces (2017), hot water tank (2017), granite counters, hardwood floor on main and upper floors. Main floor features spacious & sunny living room with a whole wall windows, extra-large eat-in kitchen with oak cabinets and an island, formal dining room, family room with wood burning fireplace, laundry room and a sliding door leading to back deck. Huge and bright master bedroom has 3 piece ensuite and his/her closets. The basement has another two bedrooms with large windows, and a recreation room with second fireplace, and 3 pc bathroom. Back door could be used for a separate basement entrance. Huge storage room in the attic of garage. Mature treed YARDS have lots of space for kids to play. Close to all level schools, University, shopping, Alberta Children Hospital and golf course