

\$899,900 - 116 Valencia Road Nw, Calgary

MLS® #A2178574

\$899,900

3 Bedroom, 4.00 Bathroom, 1,871 sqft

Residential on 0.16 Acres

Varsity, Calgary, Alberta

Excellent well cared for home by owners who have lived here for 38 years. This great curb appeal home is situated on a 68' wide lot, on a quiet treed street and BACKING ONTO A WALKWAY, 1/2 block to the ravine and pathways. Working downtown or have UofC students? You'll love the 7 MINUTE WALK to the Dalhousie LRT platform. Three bedrooms up, 3 1/2 baths including a spacious 4 piece ensuite(2 sinks) with an oversized glass shower. The flooring is a combination of hardwood, tile and laminate with carpeting on the lower level. The owners completed some renovations 20 years ago including maple kitchen cabinets, granite counters and all windows on the main and upper levels. Furnace was changed in 2008 and shingles in 2009. Attic insulation upgraded in 2017 and the rear deck was refurbished then too. The home has newer appliances and water softener. The good sized attached garage has a newer overhead door and an epoxy floor finish. EXCELLENT VALUE AND A QUICK POSSESSION.

Built in 1975

Essential Information

MLS® #	A2178574
Price	\$899,900
Sold Price	\$1,001,000
Bedrooms	3



Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,871
Acres	0.16
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	116 Valencia Road Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2B8

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Washer/Dryer, Water Softener, Garburator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Cul-De-Sac, Backs on to Park/Green Space, Gentle Sloping, Landscaped, Rectangular Lot

Roof	Asphalt Shingle
Construction	Brick, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 14th, 2024
Date Sold	November 16th, 2024
Days on Market	1
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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