



**107 Valhalla Crescent NW  
Calgary, Alberta**

**MLS # A2307555**



**\$928,888**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,908 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Level, No Back Lane, Rectangular Lot, Treed		

<b>Heating:</b>	High Efficiency, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Metal Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

OPEN HOUSE Sat. May 9th, Sun. May 10th, 1:00-4:00pm. 107 Valhalla Cres is a beautifully maintained property occupied by the original owner. With 1908ft<sup>2</sup> on the main and upper levels there is ample room for your family! The main level includes a beautiful living room and formal dining room. The kitchen and breakfast nook are sunlit. The family room has built-in cabinets and gas fireplace. There is a bedroom/den on the main floor as well as laundry and powder room. Access the incredible, south-facing sunroom from the family room. Upstairs is the primary suite complete with ensuite and access to south-facing sundeck. The upper level has two more ample bedrooms and a hall bath. The lower level of the home is partially developed. As well, you will find a workshop and large storage room downstairs. Several upgrades have been made to this home including roof; windows; two high-efficiency furnaces; hot water tank and air conditioning. The yard is beautifully landscaped with mature trees and perennial garden beds. There is also a greenhouse and pergola. The double attached garage is heated. This is a pet- and smoke-free home. This home has a lovely floorplan and cohesive design elements. A terrific home in an outstanding community &ndash; relax and enjoy! Varsity is a mature, established community with shopping; parks and green spaces; a variety of schools: all within its borders. The Dalhousie train station and Dalhousie Station shopping area are within walking distance. Nearby is Market Mall; Bowmont Natural Park; the University of Calgary; and the Foothills and Children's Hospitals. Access to either Downtown or our mountain parks is quick and easy. This is an all-round wonderful place to live!