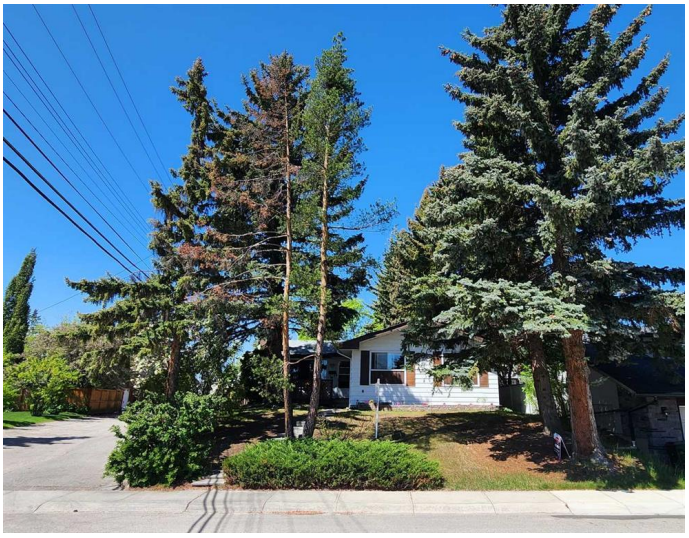
$719,000 - 5007 Vallance Crescent Nw, Calgary

MLS® #A2241835

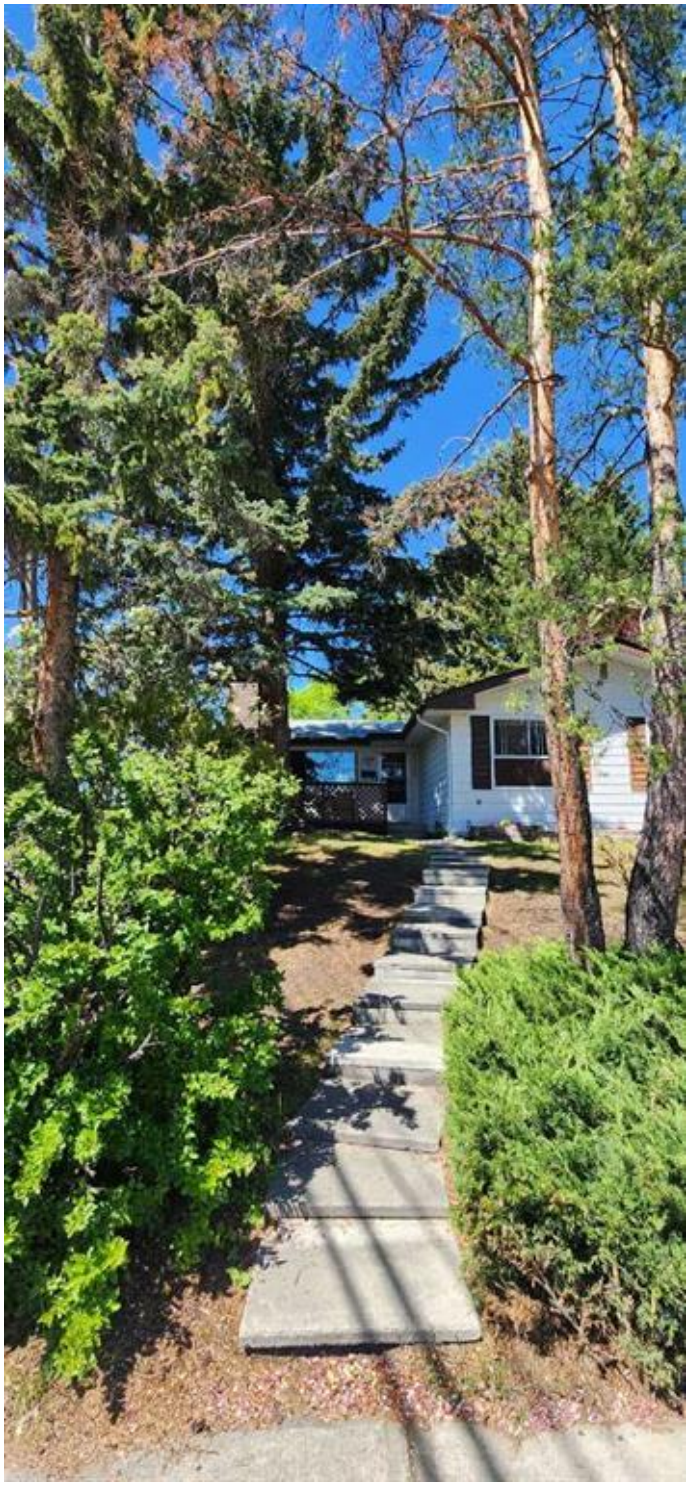
$719,000
4 Bedroom, 2.00 Bathroom, 1,228 sqft
Residential on 0.14 Acres



Varsity, Calgary, Alberta

OPEN HOUSE SUNDAY August 3rd 2-4pm! Prime Opportunity in Varsity Acres - Priced for IMMEDIATE ACTION at $719,000!! Welcome to this well-maintained and thoughtfully updated bungalow located in one of Calgary's most sought-after neighbourhoods - Varsity Acres. This home has had just three owners since it was built, reflecting a long history of pride and care. Perfectly situated on a quiet street, inside a school zone, you're just steps away from top-rated schools, transit, Market Mall, the University of Calgary, and Foothills Hospital. This is a rare opportunity to secure location, lifestyle, and long-term potential all in one package. Key Features: Over 1,200sqft on the main floor, BEAUTIFULLY RENOVATED main bathroom, UPDATED kitchen with newer cabinetry and appliances, ORIGINAL HARDWOOD FLOORS with timeless character. Three spacious main-floor bedrooms, FULLY FINISHED BASEMENT with a large bedroom next to a bathroom, plus plenty of room for a sectional, TV area, and bar setup - ideal for relaxing or entertaining. Outdoor Highlights: SUNNY, WEST-FACING BACKYARD for afternoon light and evening enjoyment. Large, functional deck - perfect for summer BBQs. EXTRA-LARGE DOUBLE DETACHED GARAGE with ample storage, and workshop space. Bonus space beside the garage offers potential for an additional parking pad - great for a third vehicle, RV, or trailer. Bonus Value: Priced well below the 2024 City of Calgary assessed value of

$823,000. Listing price reflects the home's current condition, including an aging roof, original windows and doors, and a weathered, but fully usable deck. Pre-inspection report available - offering transparency and peace of mind for prospective buyers. While some features remain original, the home is structurally sound and provides the perfect canvas to upgrade and build equity over time. Classic mid-century design, lovingly maintained - with important updates already done, including the kitchen and main bathroom. RARE OPPORTUNITY to get into Varsity Acres on a full-sized lot at this price, in a quiet and mature location. If you're looking for a Varsity bungalow with excellent fundamentals, modern touches, and real investment potential, this is the one. IMMEDIATE POSSESSION AVAILABLE. Book your private showing today - homes like this don't last long in Varsity Acres.



Built in 1965

Essential Information

MLS® #	A2241835
Price	$719,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,228
Acres	0.14
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5007 Vallance Crescent Nw
Subdivision	Varsity

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 0T7

Amenities

Parking Spaces	2
Parking	Additional Parking, Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Off Street, RV Access/Parking
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Granite Counters, No Smoking Home
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Garburator, Gas Stove, Range Hood, Refrigerator, Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Wood Burning, Recreation Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 21st, 2025
Days on Market	12
Zoning	R-CG

Listing Details

Listing Office	MaxWell Canyon Creek

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