

# \$1,050,000 - 5104 Vallance Crescent Nw, Calgary

MLS® #A2247880

**\$1,050,000**

5 Bedroom, 3.00 Bathroom, 1,759 sqft

Residential on 0.15 Acres

Varsity, Calgary, Alberta

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, caf  s, 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.



Built in 1966

## Essential Information

MLS® #	A2247880
Price	\$1,050,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,759
Acres	0.15
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

## Community Information

Address	5104 Vallance Crescent Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 0T6

## Amenities

Parking Spaces	4
Parking	Concrete Driveway, Oversized, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Closet Organizers, Kitchen Island, Stone Counters, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Crawl Space

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Garden, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 14th, 2025
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
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