

# \$1,199,000 - 232 Valhalla Crescent Nw, Calgary

MLS® #A2212705

**\$1,199,000**

4 Bedroom, 4.00 Bathroom, 2,124 sqft

Residential on 0.15 Acres

Varsity, Calgary, Alberta

Welcome to this beautifully updated two-storey home offering over 2,900 sq.ft. of total living space in one of Calgary's most sought-after communities. Nestled on a quiet, tree-lined street, this home blends classic warmth with contemporary updates and sits on a large lot with mature greenery and the privacy of a spacious backyard.

Inside, you'll find 4 bedrooms and 3.5 bathrooms, including a fully finished basement.

The maple kitchen features a stylish new backsplash and a bright breakfast nook—perfect for casual meals. Separate dining and living rooms provide ideal spaces for entertaining or relaxing, while the cozy family room, complete with a gas fireplace, invites comfort and connection.

Upstairs, the generous primary suite includes a custom closet system and a 4-piece ensuite. Two more bedrooms and a full bath complete the upper level. The basement adds flexibility with a large bedroom, oversized walk-in closet, full 4-piece bath, and a wet bar—ideal for hosting friends and family.

Step outside and enjoy the feeling of an acreage right in the city. The expansive backyard is perfect for summer BBQs, set on a durable aggregate concrete patio. Additional updates include new wall panels on the main floor, refinished stairs, hardwood on the second level, water softener, newer garage door, and resurfaced driveway.

Located in the amenity-rich community of Varsity, you're just steps from Varsity



Ravine Park, schools, pathways, playgrounds, Silver Springs Golf & Country Club, Foothills and Children's Hospitals, and Market Mall. This is suburban living with unbeatable urban access and a home that's been meticulously cared for. We can't wait to welcome you

Built in 1974

### Essential Information

MLS® #	A2212705
Price	\$1,199,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,124
Acres	0.15
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	232 Valhalla Crescent Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2A1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum, Kitchen Island, No Smoking Home, Pantry, Natural Woodwork, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Rectangular Lot, Few Trees
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Cedar
Foundation	Poured Concrete

## Additional Information

Date Listed	April 17th, 2025
Days on Market	6
Zoning	R-CG

## Listing Details

Listing Office	First Place Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.