\$879,999 - 41 Valley Crest Close Nw, Calgary

MLS® #A2184480

\$879,999

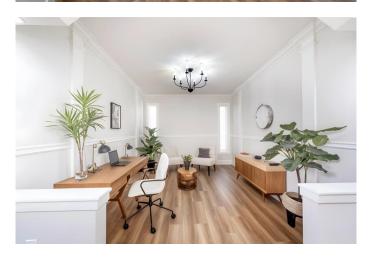
5 Bedroom, 4.00 Bathroom, 1,970 sqft Residential on 0.10 Acres

Valley Ridge, Calgary, Alberta

Final price adjustment . price to sell. it will not last long. Welcome to luxury living in the prestigious Valley Ridge Community! This recently renovated home with a fresh, modern look combines elegance and contemporary comfort, making it the perfect choice for families and investors. Spacious open-concept layout with open-to-below at entrance. Sought-after Valley Ridge Community- close to Banff, lake Luise, Canada Olympic Park, Superstore, Walmart, and all other amenities just 10 to 15 minutes driving distance. Almost 2800 square feet of living space. Upper Level: 3 spacious bedrooms, including a master bedroom with a private ensuite, large bonus room, and a common washroom. illegal Basement Suite: Fully finished walk-out basement featuring a separate entrance, 2 bedrooms, kitchen, and living space â€" ideal for rental income or extended family. All brand-new, high-quality appliances. Plenty of natural light, ample storage and closet space. Don't miss your chance to live in this vibrant community, with easy access to golf courses, parks, and excellent amenities. The basement is set up for short-term rentals with all brand-new furniture and accessories. The basement short-term rental allows the new owner to earn a steady income to offset the mortgage costs. Due to easy access to the mountains, there is a potential to earn approximately \$3,500 in the Summer months and \$2,500 minimum per month in the Winter months from the short-term rental. The current







owner is willing to transfer the short-term rental setup to the new owner for an agreed-upon cost.

Built in 2003

Essential Information

MLS® # A2184480 Price \$879,999

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,970 Acres 0.10 Year Built 2003

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 41 Valley Crest Close Nw

Subdivision Valley Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3B 5W9

Amenities

Parking Spaces 4

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz

Counters

Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Microwave Hood Fan

Heating Natural Gas, Central

Cooling Other

Fireplace Yes

of Fireplaces

Fireplaces Gas, Electric

2

Has Basement Yes

Basement Finished, Full, Exterior Entry, Suite, Walk-Out

Exterior

Exterior Features Playground

Lot Description Back Yard, Landscaped, City Lot

Roof Asphalt Shingle

Construction Wood Frame, Concrete, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed December 24th, 2024

Days on Market 80

Zoning R-CG

Listing Details

Listing Office URBAN-REALTY.ca

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