

# \$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 Louise, 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 – 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	2
Fireplaces	Gas, Electric
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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