

1724 Valleyview Road NE
Calgary, Alberta

MLS # A2238724

\$494,900



Division:	Vista Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,013 sq.ft.	Age:	1967 (58 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Garage Door Opener, Garage Faces Rear, Oversized, Single Garage Detach		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Separate Entrance, Storage, Vinyl Windows		

Inclusions: All window coverings

Lovingly maintained bungalow in the heart of Vista Heights! Nestled on a quiet street just steps from the scenic Vista Heights ridge offering incredible panoramic views of the downtown skyline and Rocky Mountains, along with immediate access to Calgary's extensive Nose Creek pathway for walking and cycling. Pride of ownership is evident throughout this well-cared-for 4-bedroom, 2-bathroom home, lovingly maintained by the original owner. The main level features a bright and spacious kitchen overlooking the beautifully landscaped, fully fenced backyard—an ideal setting for a quiet morning coffee or summer entertaining. The inviting living room is flooded with natural light through a large south-facing picture window, showcasing the mature, professionally designed front yard. The main floor also offers a generous primary bedroom with backyard views and a large closet, two additional bedrooms, and a full 4-piece bathroom. A separate rear entrance leads to the finished basement, which provides excellent additional living space—including a large recreation or games room, a cozy den with window, a fourth bedroom (non-egress window) with a private 2-piece ensuite, and a spacious laundry and storage area to help keep things organized. The lush backyard oasis features a stone patio and a concrete walkway leading to the oversized single detached garage and back lane access. Notable updates include vinyl windows on the main floor and upgraded exterior doors. Perfectly located within walking distance to Vista Heights Elementary School (K‐6), playgrounds, parks, and green spaces, with quick access to Deerfoot Trail and just minutes to downtown, this is a rare opportunity to own a solid, well-loved home in a quiet and established community. Don't miss your chance to make this Vista

Heights gem your own