

# \$749,800 - 4324 Varsity Drive Nw, Calgary

MLS® #A2212669

**\$749,800**

4 Bedroom, 2.00 Bathroom, 1,044 sqft

Residential on 0.11 Acres

Varsity, Calgary, Alberta

Located less than 5 mins away from Shaganappi Trail and Crowchild Trail, lies a homey bungalow that is both move in and rental ready. It is situated directly across from the Varsity Community Association which provides access to both a tennis court and outdoor rink. Despite being close to the main roads, the street is quiet with wide lanes in either direction. The upstairs is brightly lit with plenty of natural lighting. The living room is spacious and is the first room to greet you when you enter the door. Meandering through the living room or taking a short cut through the hallway from the door leads you to the renovated kitchen and dining room. The upstairs has three bedrooms in a variety of sizes to fit any and all of your needs. Downstairs is a bachelor's suite equipped with a full kitchen, living room, and bedroom with its own ensuite. Laundry is located on the basement floor to share between the floors but is isolated to provide privacy. Words can't express the uniqueness of this house alone so please book a showing to see for yourself! Recently updated home: \_Refinished hardwood flooring in the upstairs, updated kitchen with new cabinets, stone countertops, laminate flooring, and new appliances. New updated windows in all the upstairs bedrooms, Developed the basement into an illegal secondary suite. bathroom and laundry room were already developed, and the owner did the rest of the basement, updated paint through the entire house. New concrete patio



and walkway in the backyard. Re-shingle the roof on the garage. New car door on the garage

Built in 1964

### **Essential Information**

MLS® #	A2212669
Price	\$749,800
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,044
Acres	0.11
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4324 Varsity Drive Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 1A2

### **Amenities**

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Fire Pit, Private Entrance, Storage  
Lot Description        Back Lane, Standard Shaped Lot  
Roof                        Metal  
Construction           Wood Frame  
Foundation              Poured Concrete

**Additional Information**

Date Listed                April 18th, 2025  
Days on Market         4  
Zoning                      R-C1

**Listing Details**

Listing Office             CIR Realty

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