



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4224 VAUXHALL Crescent, Calgary T3A0H9**

MLS® #: **A2123384**

Area: **Varsity**

Listing Date: **04/17/24**

List Price: **\$1,169,900**

Status: **Pending**

County: **Calgary**

Change: **-\$30k, 13-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1964**

Lot Information

Lot Sz Ar: **6,049 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,472**  
Low Sqft:  
Ttl Sqft: **1,472**

DOM

**32**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Landscaped**  
Park Feat: **Double Garage Detached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Stucco,Wood Frame**  
Flooring: **Carpet,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Electric Range,Built-In Oven,Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Bar,Kitchen Island,No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`7" x 16`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`8" x 11`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`11" x 10`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`2" x 9`6"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>12`6" x 11`8"</b>	<b>3pc Bathroom</b>	<b>Lower</b>	<b>0`0" x 0`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`7" x 15`11"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>12`6" x 10`11"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`10" x 11`8"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**2695JK**

Remarks

Pub Rmks:

**This stunningly renovated home boasts 5 spacious bedrooms and 3 luxurious bathrooms, spanning roughly 2600 square feet of gorgeous living space. An oversized double car garage provides ample parking space, adding to the convenience of this home. Situated in the highly sought-after community of Varsity, this home is surrounded by fantastic shopping amenities, excellent schools, and the University of Calgary. This extensive renovation involved a complete rebuild from the studs up, providing brand new plumbing, electrical, insulation, and heating systems. The main floor boasts three bedrooms, including a stunning primary bedroom with a 5 piece ensuite which features an island soaker tub, a huge glass/tile shower and double sinks. The Primary also offers a spacious walk-in closet with custom built-ins. Two more bedrooms and another full bathroom are also featured on the main floor. The main floor is finished with quality engineered hardwood flooring and a cozy gas fireplace in the living room. The basement is equally impressive, with a beautifully lit staircase finished in LED lighting leading to a spacious living area. The full wet bar with a bar fridge provide an ideal spot for entertaining family and friends. Two additional bedrooms, a full bathroom and plenty of storage complete this fantastic basement. The large backyard is a private oasis, surrounded by a new 6-foot-tall wooden fence, making it the perfect place to spend warm spring and summer days. This luxurious and extensively renovated home is a true gem in the heart of Varsity.**

Inclusions:  
Property Listed By:

**None**  
**Century 21 Bravo Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





















