



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4911 VANTAGE Crescent, Calgary T3A 1X6**

MLS®#: **A2153335**

Area: **Varsity**

Listing Date: **08/01/24**

List Price: **\$789,000**

Status: **Active**

County: **Calgary**

Change: **-\$36k, 16-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1973**

Finished Floor Area

Abv Sqft: **1,131**  
Low Sqft:  
Ttl Sqft: **1,131**

DOM

**48**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.5 (2 1)**  
Style: **4 Level Split**

Lot Information

Lot Sz Ar: **5,661 sqft**  
Lot Shape: **38.43 x 60.56 X 101**

Parking

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

Access:

Lot Feat: **Back Lane, City Lot, Front Yard, Garden, Landscaped, Many Trees, Standard Shaped Lot, Street Lighting, Rectangular Lot**

Park Feat:

**Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency, Fireplace Insert, Natural Gas**  
Sewer:  
Ext Feat: **Garden, Private Yard**

Construction: **Brick, Vinyl Siding, Wood Frame**  
Flooring: **Carpet, Vinyl, Vinyl Plank, Wood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Dryer, Gas Water Heater, Microwave, Microwave Hood Fan, Washer, Window Coverings**  
Int Feat: **Chandelier, Pantry, Quartz Counters, Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>12`6" x 12`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`2" x 12`10"</b>
<b>Foyer</b>	<b>Main</b>	<b>5`8" x 5`5"</b>
<b>Mud Room</b>	<b>Lower</b>	<b>5`0" x 3`1"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`4" x 9`5"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>11`5" x 7`8"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>7`5" x 6`10"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>12`6" x 8`8"</b>
<b>Family Room</b>	<b>Lower</b>	<b>18`4" x 12`5"</b>
<b>Laundry</b>	<b>Basement</b>	<b>5`0" x 3`1"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`1" x 11`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`3" x 9`6"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>7`10" x 5`2"</b>
<b>2pc Ensuite bath</b>	<b>Second</b>	<b>7`5" x 4`8"</b>

Title: **Fee Simple**  
Zoning: **R-C1**  
Legal Desc: **1683LK**

Remarks

Pub Rmks: **Discover this cherished split-level home nestled on a quiet crescent in the heart of Varsity Acres. Lovingly maintained by its original owner for 52 years, this property boasts a newer furnace, roof, and garage floor, ensuring peace of mind for years to come. Step inside to find four spacious bedrooms, a newly updated kitchen with elegant quartz countertops, and a basement ready for your personal touch. The large, fenced yard features mature trees and a double detached garage accessible via a paved back alley, offering both privacy and convenience. This home's prime location is unbeatable, just minutes away from top-rated schools (FE Osbourne, Marion Carson, and St. Vincent de Paul), Market Mall, University of Calgary, University District, Bowmont Park, Alberta Children's Hospital, and the Brentwood C-Train station. With its potential for multigenerational living and an expansive south-facing backyard, this property is a rare find in a sought-after community. Don't miss the opportunity to make this Varsity Acres treasure your own!**

Inclusions: **Basement Shelves**  
Property Listed By: **Real Estate Professionals Inc.**

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









