



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3932 VARSITY Drive, Calgary T3A 0Z5**

MLS®#: **A2155292**

Area: **Varsity**

Listing Date: **08/12/24**

List Price: **\$670,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1965**

Lot Information

Lot Sz Ar: **5,747 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,City Lot,Few Trees,Rectangular Lot**  
Park Feat: **Carport,Driveway**

DOM

**38**  
Layout  
Beds: **5 (4 1 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Laminate Counters,No Animal Home,No Smoking Home,Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>17`6" x 12`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`4" x 9`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`7" x 11`4"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`3" x 5`2"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`5" x 11`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>12`6" x 8`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`6" x 8`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>12`5" x 8`7"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`3" x 4`11"</b>	<b>Family Room</b>	<b>Lower</b>	<b>11`8" x 10`0"</b>
<b>Dining Room</b>	<b>Lower</b>	<b>10`0" x 6`7"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>10`8" x 9`1"</b>
<b>Kitchen</b>	<b>Lower</b>	<b>12`4" x 5`5"</b>	<b>3pc Bathroom</b>	<b>Lower</b>	<b>5`3" x 4`11"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**2329JK**

Remarks

Pub Rmks: **ATTENTION INVESTORS AND DEVELOPERS... AND FAMILIES. Large 2 storey Home, perched on an elevated 57x100 lot in the highly sought-after NW community Varsity. Welcome to this south-west facing Home, also REVENUE MAKER with an Illegal-Suite, perfect with separate entrance. 4 bedrooms Up, along with a 4-pieces bathroom and an extra 2 pieces bathroom, on main floor. Entering the home, Sunlight pours through large windows, illuminating hardwood floors that graces most the main level, creating a welcoming ambiance throughout. The living room flows seamlessly into the dining area, the generous living room leads to the dining room and spacious kitchen. The deck has been removed, but you have a huge backyard to build one perfect for your family's needs. UPSTAIRS, 4 good size bedrooms and the full bathroom... carpet has seen better days... With over sqft 2,100 of developed area. DOWNSTAIRS, the basement ilegal-suite has a large living room, with 3 legal egress windows, one bedroom and one 3 piece bathroom (shower).., The lower level is currently rented for \$950+third part of utilities (Important: Is already arrange a monthly lease increase to \$1,200 from November 1st. The Laundry room is currently located in the mechanical room... but good news, there is also connections on main floor to add a second pair of washer and dryer. For your vehicles, you have a concrete car port, and enough space to park your RV. Come see! This property presents an amazing opportunity to raise your family in this sought-after community, One block to Varsity Acres School, two blocks from Varsity Community Center with Tennis courts, and walking distance to the neighbourhood plaza and all schools in the Community. Also, conveniently close to the University of Calgary, Foothills and Alberta Children's Hospitals, Brentwood C-train, Silver Springs golf course, and with an easy commute to downtown. New RPR already ordered.**

Inclusions: **Extra fridge on main floor + fridge and electric stove on basement suite. All furniture, sofas, beds and tables, including TV**

Property Listed By: **RE/MAX Real Estate (Central)**

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











