



THE
A-TEAM

**RE/MAX
FIRST**

4536 VEGAS Road, Calgary T3A 0N1

MLS®#: **A2192855**

Area: **Varsity**

Listing Date: **02/20/25**

List Price: **\$725,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1967**

Lot Information

Lot Sz Ar: **6,415 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,177**
Low Sqft:
Ttl Sqft: **1,177**

DOM

2

Layout

Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **Bungalow**

Parking

Ttl Park: **0**
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,Many Trees,No Neighbours Behind,Reverse Pie Shaped Lot,Treed
None**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`10" x 13`3"
Dining Room	Main	10`3" x 9`2"
Bedroom - Primary	Main	12`11" x 10`2"
Bedroom	Main	10`4" x 9`7"
Foyer	Main	5`0" x 3`6"

Room	Level	Dimensions
Kitchen	Main	12`11" x 9`2"
Breakfast Nook	Main	7`2" x 7`0"
2pc Ensuite bath	Main	4`10" x 4`7"
Bedroom	Main	9`3" x 9`1"
4pc Bathroom	Main	7`11" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2764JK

Zoning:
R-CG

Remarks

Pub Rmks: **Welcome to 4536 Vegas Road NW, a charming and meticulously cared-for home in the highly desirable community of Varsity. Uniquely situated with no neighbours directly in front or behind, it offers added privacy and direct access to green space on both sides. Thoughtfully updated over the years, this home blends modern conveniences with a warm, welcoming feel. Inside, the main level features updated laminate flooring throughout, with one bedroom showcasing original hardwood. The kitchen has been renovated with sleek Corian countertops, a stylish backsplash, and modern cabinetry. An exterior kitchen vent has been added, improving functionality. Both the main and ensuite bathrooms have been updated, including new sinks, faucets, tubs, and toilets. All windows and exterior doors have been replaced, enhancing both energy efficiency and curb appeal. Additional insulation has been added to the attic and basement to improve comfort year-round. The basement is partially developed, offering a versatile room along with a laundry area equipped with a washer, dryer, and freezer. A double sump pump has been installed, adding peace of mind. The home also benefits from updated lighting throughout, and smoke detectors have been installed on both the main floor and basement for added safety. A back door provides convenient access to the backyard and could serve as a separate entrance to the basement. The exterior of the home has been equally well maintained. The roof and eavestroughs have been replaced. The backyard is a private retreat with a recently replaced fence and the original metal storage shed. Ideally located in Varsity, this home is within walking distance to parks, pathways, and green spaces, including Bowmont Park and the Silver Springs Golf and Country Club. Shopping and amenities are nearby, with Market Mall approximately a 5-minute drive and Northland Village Mall about 7 minutes away. The University of Calgary is roughly a 10-minute drive, while downtown Calgary can be reached in approximately 15-20 minutes. Families will appreciate access to top-rated schools such as Varsity Acres School, Marion Carson School, and F.E. Osborne School. The Varsity Community Association provides a hub for activities and programs, fostering a strong sense of community. This beautifully updated and well-maintained home offers the perfect blend of comfort, style, and convenience. Schedule your private showing today and see all that 4536 Vegas Road NW has to offer.**

Inclusions: **wood work bench in the basement, concrete piece in basement closet, wooden picnic table in the backyard and shed in the backyard**

Property Listed By: **Real Broker**

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









