

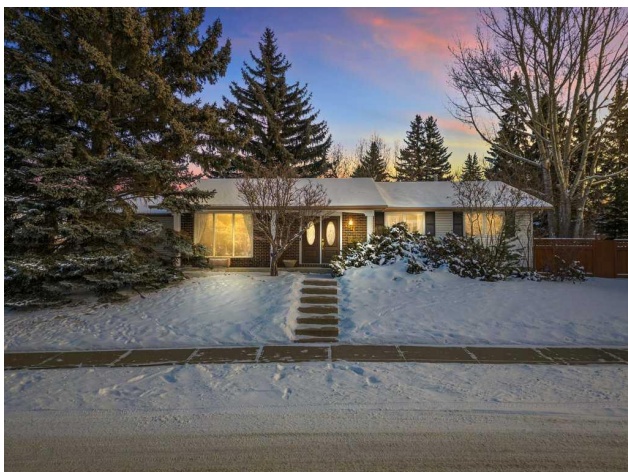


THE
A-TEAM

**RE/MAX
FIRST**

4116 VARSITY Road, Calgary T3B 2Y1

MLS® #: **A2195479** Area: **Varsity** Listing Date: **02/18/25** List Price: **\$899,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1972**
Lot Information
 Lot Sz Ar: **8,675 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,431**
 Low Sqft:
 Ttl Sqft: **1,431**

DOM

4
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Few Trees,Landscaped**
 Park Feat: **Concrete Driveway,Double Garage Attached,Garage Faces Side**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
 Int Feat: **No Animal Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	12`7" x 4`5"	Breakfast Nook	Main	7`10" x 7`1"
Dining Room	Main	7`10" x 9`1"	Family Room	Main	17`6" x 13`2"
Kitchen	Main	9`8" x 9`8"	Living Room	Main	12`7" x 18`5"
Bedroom - Primary	Main	13`10" x 12`0"	Bedroom	Main	11`6" x 9`1"
Bedroom	Main	11`6" x 11`8"	Other	Basement	5`11" x 6`2"

Laundry
Storage
Furnace/Utility Room
4pc Bathroom

Basement
Basement
Basement
Main

12`0" x 15`4"
9`5" x 9`5"
14`11" x 13`1"
8`8" x 4`11"

Game Room
Storage
2pc Ensuite bath
3pc Bathroom

Basement
Basement
Main
Basement

18`5" x 21`10"
9`5" x 11`7"
4`8" x 4`11"
7`0" x 7`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

557LK

Remarks

Pub Rmks:

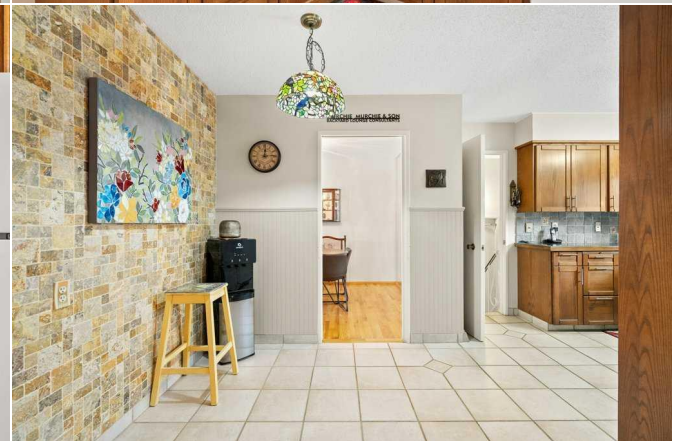
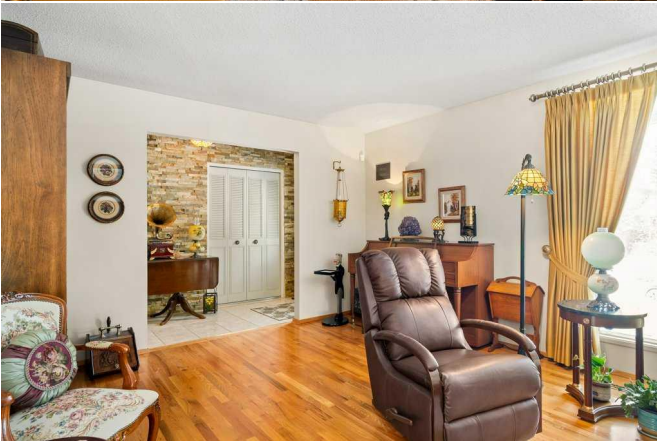
OPEN HOUSE THURSDAY 4-6 PM. Welcome to this wonderful bungalow in Varsity Estates, just one block from the ravine and Dale Hodges Park leading right down to the Bow River. This one owner home has been lovingly cared for and updated over the years and retains much of its original charm. The spacious foyer welcomes you right in. The large living room with beautiful hardwood floors flows seamlessly into the dining room making the space wonderful for entertaining. Continuing to the rear of the home is the eat-in kitchen with updated wood cabinetry and a view into the back yard. From the kitchen there is access to the back hall and attached double garage. There is also access to the backyard making BBQing and outdoor entertaining simple. The family room has a beautiful brick-faced gas fireplace, and a large skylight brings the sun right in. There is also another door to the back yard allowing for seamless indoor/outdoor living. Balancing out the main floor are the bedrooms and baths. The primary bedroom overlooks the large yard and has a 2-piece ensuite and double closets. The other two bedrooms are generous sizes and are served by the main bath. Back over to the garage entrance are the stairs down to the basement. The lower level contains a large laundry room with plenty of storage space for extra provisions. The main rec room is a delightful blast from the past with original patterned lcarpet, wood panelling, and a padded bar. There is also another full bath on this level. There is more developable living space downstairs to keep up with the demands of a growing family. This corner lot is generous with a rare double attached garage and huge back and side yards. Right across the street from a playground and with schools and shopping nearby, this location is ideal for families. Offered for the first time, this house is move-in ready and also a great opportunity for your creative ideas.

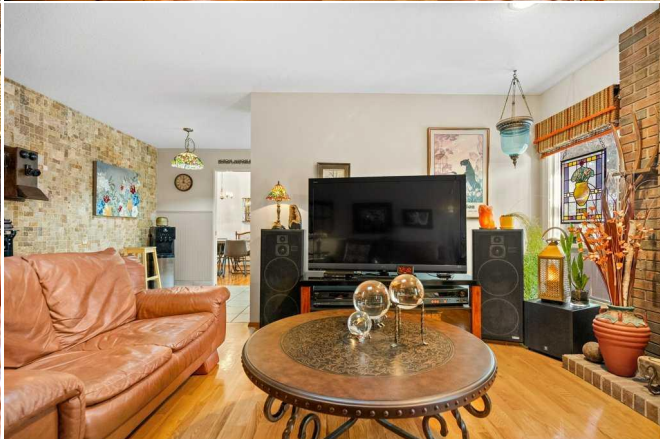
Inclusions:
Property Listed By:

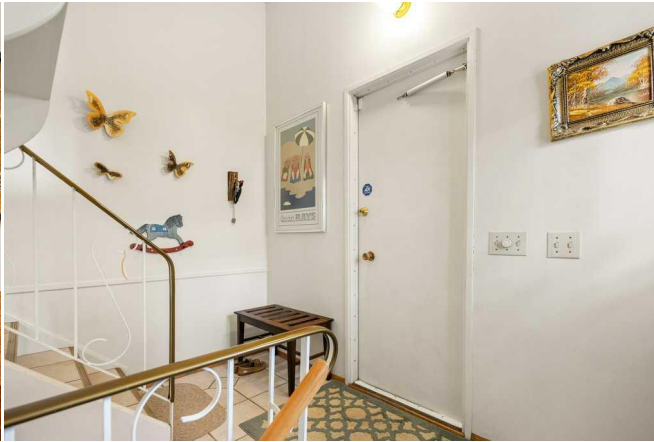
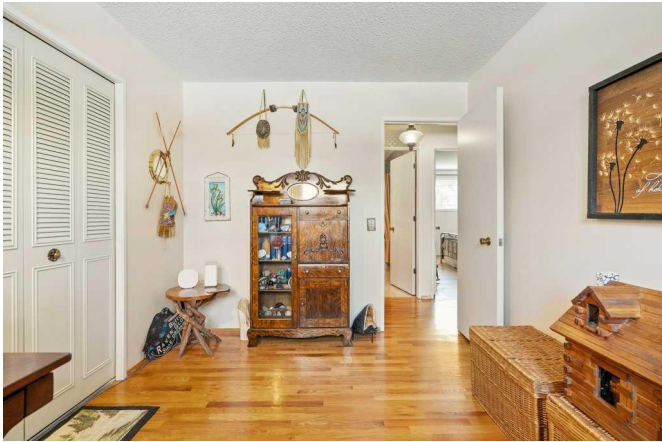
**Second Refrigerator, Garage Shelving, Piano, Ikea Shelving in Rec Room
Real Broker**

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

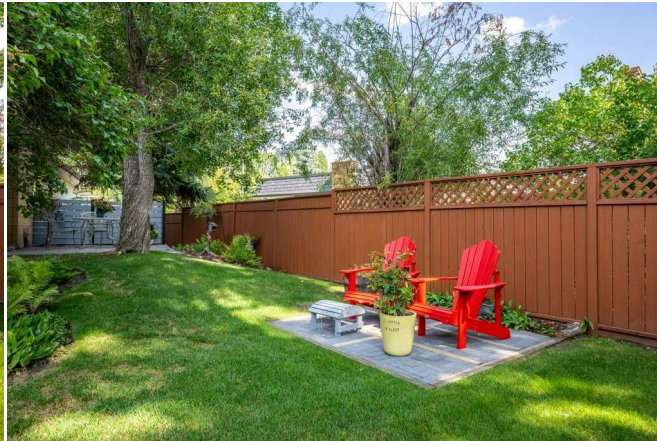












4116 Varsity Rd NW, Calgary, AB

Basement (Below Grade) Exterior Area 1396.42 sq ft
Interior Area 1324.46 sq ft



PREPARED: 20250312



White regions are excluded from total floor area in EXHIBIT floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.