



**GRASSROOTS**  
REALTY GROUP

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**4015 Varmoor Road NW**  
**Calgary, Alberta**

**MLS # A2238732**



**\$799,900**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,223 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island		

**Inclusions:** Wood rug lower family room & book cases (lower level)

Incredible opportunity in sought-after Varsity Village. This original-owner 4-level split is nestled on an oversized 65' x 133' lot and offers over 2,350 sq ft of developed living space, ideal for families or those looking to customize a home in one of Calgary's most desirable communities. Meticulously maintained with timeless charm, the main level features a spacious front living room with a dedicated dining area, perfect for hosting gatherings. The kitchen sits at the heart of the home and includes a dinette, island, and a picturesque view of the beautifully landscaped, mature backyard. Upstairs, you'll find a generous primary bedroom with a private 2-piece ensuite, along with two additional well-sized bedrooms and a full 4-piece main bath. The third level offers a cozy family room with a fireplace, an additional bedroom, a 2-piece powder room, and a conveniently located laundry area. The lower level includes a flexible space that could be used as a recreation room, home office, playroom, or even converted into a fifth bedroom depending on your needs. Step outside into a private, south-facing backyard oasis with fruit trees, a large garden area, and an oversized detached garage. This serene outdoor space offers endless possibilities for gardening, entertaining, or simply relaxing in nature. The location is unbeatable, walkable to University District, Market Mall, U of C, transit, and more. Whether you're looking to renovate, invest, or settle into a mature neighborhood, this home presents a rare chance to create something truly special.