



GRASSROOTS
REALTY GROUP

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4013 Vance Place NW
Calgary, Alberta

MLS # A2247998



\$1,199,900

Division:	Varsity		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,901 sq.ft.	Age:	1967 (58 yrs old)
Beds:	9	Baths:	4
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Front Yard, Lawn, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Fantastic investment opportunity in the sought-after community of Varsity! This full side by side bi-level duplex offers three separate living spaces and an unbeatable location just minutes from the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, schools, parks, shopping, and transit. 4013 Vance Place is split into two self contained units: the upper level features 2 spacious bedrooms, a 4-piece bathroom, in-suite laundry, hardwood floors, a bright living room, and a large eat-in kitchen with access to a private deck, while the lower level has a separate entrance, 2 bedrooms, a 3-piece bathroom, its own laundry, and comfortable living space—ideal for extended family. 4015 Vance Place is a full up-and-down unit with 5 bedrooms, a 4-piece bathroom, and a 3-piece bathroom, plus hardwood floors upstairs, an updated kitchen with newer appliances and garden door to a private deck, a spacious living room, and a large lower-level family room with oversized windows for an abundance of natural light. The oversized double detached garage is divided to provide each side with a private stall, and there is additional off-street parking for the lower 4013 illegal suite. Updates include lower-level windows on both sides (2020), hot water tanks (2022), and upgraded electrical panels and furnaces. Situated on a huge pie-shaped lot in a quiet cul-de-sac, this property offers a total of 9 bedrooms, 4 full bathrooms, 3 kitchens, and separate laundry for each unit, making it a versatile and high-yield addition to any investment portfolio.