



GRASSROOTS
REALTY GROUP

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5031 Vienna Drive NW
Calgary, Alberta

MLS # A2258794



\$850,000

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,755 sq.ft.	Age:	1968 (57 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Lawn, Many Trees, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home		

Inclusions: N/A

Step into this beautifully cared-for 1,754 sq.ft. over sized bungalow in the highly desirable community of Varsity. This spacious home shows true pride of ownership from the moment you walk in. The main level features a bright living and dining area complete with a large front window and cozy wood-burning fireplace. At the back of the home, you'll find a generously sized kitchen with excellent counter space, plenty of cabinetry, and two brand new wall ovens. Just off the kitchen, the charming breakfast nook flows seamlessly into the family room, where sliding doors open onto a sunny south-facing deck—perfect for gatherings or relaxing. The main floor also offers a sizeable primary bedroom with its own 2-piece ensuite, two additional bedrooms, and a 4-piece bathroom. Downstairs, the fully developed lower level boasts another expansive family room with a second wood-burning fireplace, a 3-piece bath, a large laundry room with a sink, and extensive storage. Three additional rooms provide flexible options—ideal for home offices, hobby spaces, or potential bedrooms with updated egress windows. Outside, you'll appreciate the oversized double garage featuring an 8' door, heated workshop area, and full insulation and drywall. The location is exceptional—just a short walk to trails leading to the Dalhousie LRT, and minutes from schools, playgrounds, Market Mall, Shaganappi Village, Northland Village Mall, the University of Calgary, Foothills Medical Centre, and downtown. This is the first time this remarkable home has been offered for sale. While some updates may be desired, the space, layout, and location make it an incredible opportunity in one of Calgary's most sought-after neighbourhoods.

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