



GRASSROOTS
REALTY GROUP

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3727 Valdes Place NW
Calgary, Alberta

MLS # A2259312



\$880,000

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,193 sq.ft.	Age:	1965 (60 yrs old)
Beds:	8	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Irregular Lot, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Solid brick bungalow in Varsity generating \$5,975/month rental income with 8 bedrooms and 4.5 bathrooms. Main floor offers 4 bedrooms and 3 full baths (2 baths + 1 bedroom renovated in 2024). Lower level is fully developed with 4 bedrooms, 1.5 baths and its own laundry. Recent upgrades: 2 new washer/dryer sets, 2 new refrigerators, new stove & hood fan, hot water tank, high-efficiency furnace, updated windows, and durable metal roof. Corner lot with west-facing backyard, mature trees, and oversized 24x22 double garage plus ample street parking. Recently re-zoned, offering future redevelopment potential. Prime Varsity location—steps to Brentwood LRT, U of C, Market Mall, Foothills & Children's Hospitals, top schools, and shopping. Excellent long-term hold or portfolio addition.