



GRASSROOTS
REALTY GROUP

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4207 Villa Crescent NW
Calgary, Alberta

MLS # A2269382



\$735,000

Division:	Varsity		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,116 sq.ft.	Age:	1964 (61 yrs old)
Beds:	4	Baths:	2
Garage:	Heated Garage, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Rectangular Lot, Treed		
Heating:	Forced Air, Natural Gas		
Floors:	Carpet, Linoleum		
Roof:	Asphalt Shingle		
Basement:	Full		
Exterior:	Brick, Stucco, Wood Frame, Wood Siding		
Foundation:	Poured Concrete		
Features:	See Remarks		
Water:	-		
Sewer:	-		
Condo Fee:	-		
LLD:	-		
Zoning:	R-CG		
Utilities:	-		

Inclusions: N/A

Welcome to this lovingly maintained four-level split in the established community of Varsity, offering 3+1 Bedrooms. A great family home, proudly owned by the original owner (first time on the market), it has been well cared for inside and out, with a functional layout and a south-facing, gardener-ready backyard. Located in a quiet Crescent and across from a small Park, walking distance to Brentwood C-train station, and close to U of C. Step inside and you'll appreciate the functional layout: the main level features a spacious Living Room with big windows bathing the space in natural light, flowing into the Dining Room and a well-sized Kitchen with an eating area that leads directly to the backyard. The upper level offers three Bedrooms and a full Bath, ideal for everyday family living. On the 3rd level you'll find a large Family Room (currently used as a Bedroom, with closet space), another Bedroom and a Den—flexible space to suit your needs. The lowest level is built for recreation and utility: a spacious Recreation Room with a wood-burning fireplace (now fitted with an electric insert for ease), a workshop room with sink, 3-piece Bath, laundry area—and note, there is no PolyB piping. Outside is where this home truly shines. The large south-facing backyard is fully landscaped and a gardener's delight, featuring raspberry bushes, strawberry patches, a rose garden, and a variety of other fruits, herbs, and flowering plants—all lovingly tended. A patio invites casual gatherings, and the expansive yard leads to a heated detached single garage with back-lane access, which can also be used as a workshop, making it convenient and private. Updates include a roof replacement in 2022/23, fence renewed in 2025, and fresh exterior paint in 2024—proof of attention to maintenance and care. Located in Varsity, this home

enjoys all the benefits of a mature and well-established community: tree-lined streets, green pathways, and park spaces. It's just minutes from schools, shopping, transit, and the C-Train, with quick access to the University of Calgary, making it ideal for families and students alike. This is a rare opportunity to acquire a well-kept, functional home with a standout outdoor oasis in one of Calgary's most desirable neighbourhoods.