



GRASSROOTS
REALTY GROUP

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**4508 Vandergrift Crescent NW
Calgary, Alberta**

MLS # A2269910

\$719,900



Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,232 sq.ft.	Age:	1965 (60 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, Level		

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

Inclusions: n/a

A CORNER lot bungalow in the heart of "East Varsity Acres" awaits its new owner! This home is within walking distance of Shaganappi Plaza, a number of schools, Market Mall, & University District. This bungalow has 3 bedrooms up and 2 full baths on the main which is a rare find. Quartz counter tops, eat in kitchen, separate dining room, and a spacious living room complete the main level. Basement is finished with a large rec room and 2 additional rooms that could be converted to bedrooms if the windows were enlarged to legal egress. The roof on both the home and garage have been replaced, furnace and water tank updated, + both bathrooms on the main updated in 2024. This corner lot with paved back alley makes this property appealing to many different kinds of buyers. Don't miss this great opportunity!