



GRASSROOTS
REALTY GROUP

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**5019 Vienna Drive NW
Calgary, Alberta**

MLS # A2275331



\$589,000

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	847 sq.ft.	Age:	1951 (74 yrs old)
Beds:	1	Baths:	1
Garage:	Front Drive, None		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Outstanding Development Opportunity in Sought-After Varsity! Rarely offered 50' x 130' lot nestled on a quiet, tree-lined street in one of Calgary's most established and desirable communities. This south-west facing backyard captures incredible afternoon and evening sun—ideal for outdoor living and future design potential. With the added convenience of a rear alley, this property offers excellent access for parking, a future garage, or redevelopment flexibility. Surrounded by quality schools, parks, shopping, transit, and the University of Calgary, Varsity continues to be a top choice for families, investors, and builders alike. The house is NOT habitable. No measurements were taken of the inside of the property. Being sold for the land. Whether you're looking to build your dream home, develop, or hold as a long-term investment, this lot offers outstanding value in an unbeatable location. Prime location. Exceptional exposure. Unlimited potential. A rare opportunity in one of NW Calgary's most prestigious neighbourhoods.