



**GRASSROOTS**  
REALTY GROUP

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**3703 Valdes Place NW**  
**Calgary, Alberta**

**MLS # A2282035**



**\$850,000**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,655 sq.ft.	<b>Age:</b>	1963 (63 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Irregular Lot, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters		

**Inclusions:** Central Vacuum system is as is

Welcome to this bright and sunny 4-level split located on a corner lot in the desirable community of Varsity. This home offers 3 bedrooms, 2 full bathrooms, and a private yard, making it an excellent option for families or investors. The main level features a spacious entryway, a cozy family room with a wood-burning fireplace, a large laundry room with a new washing machine, and a full bathroom. The kitchen level offers granite countertops, stainless steel appliances, and built-in cabinetry for added storage. The open-concept dining and living areas are filled with natural light from large windows, creating a warm and inviting space. Upstairs, you'll find three well-sized bedrooms and a 4-piece bathroom. The finished basement includes a large open recreation room with a bar, wood-burning fireplace, and built-in Murphy bed, along with abundant storage in the crawl space. Recent updates to the home include a brand-new roof installed in 2025. Outside, enjoy a fully fenced and large private backyard with a single detached garage and a concrete RV parking pad. Ideally located within walking distance to the University of Calgary and a 9 minute walk to the LRT Station, this is a fantastic opportunity in a prime location.