



GRASSROOTS
REALTY GROUP

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**4535 Vandergrift Crescent NW
Calgary, Alberta**

MLS # A2282789

\$714,900



Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,109 sq.ft.	Age:	1963 (63 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: NA

Welcome to this impeccably maintained bungalow in the highly sought-after community of Varsity. Set on a large lot, this original owner-proud home has been exceptionally cared for and offers the perfect blend of timeless character and unlimited potential. With 3 bedrooms plus a den and 2 full bathrooms, the layout is both functional and flexible for a variety of lifestyles. The updated kitchen boasts fresh cabinetry, quartz counter tops and stainless steel appliances. Triple-pane windows provide improved energy efficiency and comfort. A separate entrance creates excellent versatility — ideal for a move-in-ready family home or future suite potential for rental revenue (subject to approvals). Outdoors, enjoy a double detached garage, RV parking, and an expansive yard with endless possibilities. Ideally located close to excellent schools, parks, shopping, and everyday amenities, with minutes to public transportation and easy access to major roadways, this is a rare opportunity to own a well-preserved bungalow in a community known for its long-term value and livability.