



**4535 Vandergrift Crescent NW  
Calgary, Alberta**

**MLS # A2282789**

**\$714,900**



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

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RC-G

**Utilities:** -

**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.