



**4012 Varsity Drive NW
Calgary, Alberta**

MLS # A2287820



\$729,900

Division:	Varsity		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,141 sq.ft.	Age:	1964 (62 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: N/A

Open house March 14th (Saturday) 1:00-4:00pm. Immaculate fully finished 4-level split located directly across from a park and school in a highly convenient and family-friendly neighborhood. This well-maintained home offers 3+1 bedrooms and 2.5 bathrooms, making it ideal for families or as an investment property. The bright and open main level features gleaming hardwood floors, a spacious living room with soaring vaulted ceilings, and a formal dining area perfect for entertaining. The large kitchen includes newer tile flooring and updated appliances, providing both functionality and ample workspace. The upper level offers three generously sized bedrooms, including a primary bedroom with a private 2-piece ensuite, along with a renovated 4-piece main bathroom. The third level features a spacious family room filled with natural light from large windows, complete with a cozy wood-burning fireplace and an additional 4-piece bathroom. The fully finished lower level includes a fourth bedroom, cold/storage room, and laundry area, providing extra living space and storage. Oversized double garage fit big truck. Recent updates cost around \$60K include: Dish Washer (2023), Garage door spring and rail (2024), newer roof on the oversized double garage (2014), interior paint (2014), entrance doors (2014), side fence and gates (2014), and a durable metal roof on the main house. Located within walking distance to the University of Calgary, transit, C-Train, and Market Mall, and just minutes from two major hospitals, Bowmont Park, and downtown. A fantastic opportunity in a prime location.