



**5031 Vienna Drive NW
Calgary, Alberta**

MLS # A2288045



\$890,000

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,755 sq.ft.	Age:	1968 (58 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Lawn, Many Trees, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home		

Inclusions: Garage Heater

Welcome to this extensively upgraded 1,754 sq. ft. oversized bungalow in the highly sought-after community of Varsity — a move-in ready home that perfectly blends comfort, style, and location. Freshly updated with new paint, new flooring throughout, and new lighting, this home offers a bright, modern feel from the moment you step inside. The spacious living and dining area is filled with natural light from a large front window and anchored by a cozy wood-burning fireplace, creating a warm and inviting space to gather with family and friends. At the rear of the home, the thoughtfully updated kitchen features abundant counter space, ample cabinetry, and two brand new wall ovens — ideal for everyday living and effortless entertaining. The charming breakfast nook flows seamlessly into the family room, where sliding patio doors open onto a large sunny south-facing deck — perfect for summer barbecues, morning coffee, or simply relaxing in the sun. The main floor offers a generous primary bedroom with its own private 2-piece ensuite, two additional well-sized bedrooms, and a beautifully renovated 4-piece bathroom. Downstairs, the fully developed lower level expands your living space with an expansive family room featuring a second wood-burning fireplace, a 3-piece bathroom, a large laundry room with sink and new washer and dryer, and extensive storage. Three additional versatile rooms provide endless possibilities — ideal for home offices, hobby rooms, or a fitness area. Outside, the oversized double garage is a standout feature, complete with an 8’ door, heated workshop area, and full insulation and drywall — perfect for projects, storage, or year-round use. The location truly can’t be beat — just steps to scenic walking trails leading to the Dalhousie LRT, and minutes from schools, playgrounds, Market Mall,

Shaganappi Village, Northland Village Mall, the University of Calgary, Foothills Medical Centre, and downtown. With its generous layout, extensive upgrades, and unbeatable location, this is a rare opportunity to own a turnkey home in one of Calgary's most desirable neighbourhoods. Book your private showing today!