



**4911 Vanguard Road NW  
Calgary, Alberta**

**MLS # A2292340**



**\$625,000**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,078 sq.ft.	<b>Age:</b>	1966 (60 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear, Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Stucco, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Pantry, See Remarks, Storage		

**Inclusions:** N/A

Situated on a private corner lot in the sought-after community of Varsity, this 1966 bi-level offers over 2,000 sq ft of living space and a home that is ready to renovate, update, or build your ideal home in one of Calgary's most desirable neighbourhoods. The property features a treed corner lot with back alley access and two detached single garages. The west- and south-facing backyard has two decks overlooking the private yard. Inside, the home reflects the charm of its era, filled with decades of family memories. The bi-level layout includes wood flooring, a spacious living room and dining area, and a kitchen overlooking the backyard. 3 bedrooms and a 4-piece bathroom complete the main level. The lower level offers additional living space with a 4th bedroom, 3-piece bathroom, large recreation area, bonus flex room, and a laundry/utility room with ample storage. Set on a corner lot measuring 15.25 m x 33.52 m, this property is ready for renovation or redevelopment. Giving buyers a chance to bring their own vision to life. Varsity offers excellent convenience with nearby schools such as University of Calgary, Sir Winston Churchill High School, and William Aberhart High School. Shopping and dining are minutes away at Market Mall and the University District. Outdoor lovers will enjoy Nose Hill Park, Bowmont Park, nearby pathways, and golf at Silver Springs Golf & Country Club. Commuters benefit from quick access to the CTrain Red Line, Crowchild Trail, and the Trans-Canada Highway, connecting easily to Downtown Calgary or west to the mountains and Banff. Parking is easy with two single detached garages!