



**5036 Vanstone Crescent NW  
Calgary, Alberta**

**MLS # A2300377**



**\$1,250,000**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,779 sq.ft.	<b>Age:</b>	1966 (60 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Treed		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Vaulted Ceiling(s)		

**Inclusions:** Plants

||OPEN HOUSE THIS SATURDAY 1-4pm|| This home is a love letter to design and craftsmanship. Featured on the cover of Western Living Magazine's inaugural Design Award edition. A 1966 split-level in Varsity, reimagined with the kind of craft and intention that becomes obvious the moment you step inside. The interior was stripped to the studs and rebuilt. New insulation, electrical, plumbing, ductwork, flooring, triple pane windows, and roof. This is not a cosmetic renovation. Every element was built with intention and care. The design was led by Studio North, a Calgary-based firm known for creating spaces that are as functional as they are striking. The living area ceiling was vaulted to double height with curved geometry, flooding the home with light. Custom rattan millwork screens are featured throughout the home, beautiful and functional. Built-in planters bring greenery into the everyday. The original brick fireplace was transformed into a sculptural centrepiece. The kitchen is fully renovated with new cabinets and appliances, the primary bedroom has a new ensuite. Douglas fir, golden oak, and brass throughout. Nothing feels like an afterthought. Beauty in a home matters. It slows you down and makes ordinary moments feel better. The split-level layout creates natural separation between spaces, with quiet nooks throughout, the kind of spaces that make working from home something you look forward to. Three bedrooms, 2.5 baths, finished basement, 2,413 sqft total living space on a 55 x 120 foot lot. A new rear deck steps out to a backyard with mature trees, privacy, and landscaping that took decades to grow. Varsity puts you five minutes from Nose Hill Park, Market Mall, the University of Calgary, and a short walk to Dalhousie C-Train station. This is where a life well lived happens.