



**4539 Vandergrift Crescent NW
Calgary, Alberta**

MLS # A2300499



\$699,900

Division:	Varsity		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,676 sq.ft.	Age:	1966 (60 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad, RV Access/Parking, See Remarks, Triple Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: None

OPEN HOUSE: SATURDAY APRIL 11TH 12-2 PM. Welcome to this solid four-level split home in the highly sought-after community of Varsity Acres, offering over 2,000 sq. ft. of developed living space and a fantastic layout for families. Step through the front door into a bright and inviting living room, where stunning exposed wooden beams and warm hardwood floors create a welcoming first impression. A cozy gas fireplace anchors the space, making it the perfect spot to relax or entertain. The adjoining dining area easily accommodates 6–8 guests, ideal for hosting family dinners and gatherings. The updated kitchen features glossy white cabinetry, stainless steel appliances, and a window overlooking the backyard—providing both natural light and a great view of the outdoor space. Upstairs, you’ll find three spacious bedrooms, including a comfortable primary retreat complete with an updated ensuite. An additional updated 4-piece bathroom serves the remaining bedrooms, making this level both functional and family-friendly. Heading down to the lower level, a generous family room offers endless possibilities—whether for movie nights, a games area, or a home gym—with large windows that keep the space bright. This level also includes another 4-piece bathroom and a private office with a window, perfect for working from home. The lowest level features a large laundry and storage area, along with an additional versatile room that could serve as a second office, hobby space, or extra storage, plus a convenient cold room. Outside, enjoy a west-facing backyard—perfect for soaking up the afternoon sun and hosting gatherings with family and friends. The property is complemented by an impressive triple car garage and additional RV parking, offering exceptional space for vehicles and toys alike. Recent updates

include roof shingles replaced on the home in 2022 and on the garage in 2021, along with a high-efficiency furnace, newer hot water tank, and water softener for added comfort and peace of mind. Ideally located just blocks from schools, parks, the Varsity Acres Community Centre, tennis courts, shopping, and transit, this home combines space, functionality, and a prime location.