



**4340 Viscount Drive NW
Calgary, Alberta**

MLS # A2303723



\$900,000

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,520 sq.ft.	Age:	1964 (62 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, French Door, See Remarks, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Fridge in basement, all cabinets and bench in garage

Open house Saturday April 25, 1-3pm This meticulously maintained mid-century home is a true architectural time capsule—lovingly preserved and thoughtfully crafted, with custom woodwork carried throughout nearly every space that cannot be replicated. From the moment you step into the vaulted, tiled mudroom, you’re welcomed by clean lines, natural materials, and an abundance of light streaming through the windows. The main floor den is a standout, featuring rich wood paneling and custom built-in shelving—an ideal reading or work-from-home space. A single French door leads into the living room, where a timeless wood-burning brick fireplace and windows create a warm, inviting atmosphere. The dining area seamlessly connects to the kitchen, where original cabinetry has been impeccably maintained and a skylight fills the space with natural light. This level offers three well-sized bedrooms and a full bathroom, continuing the home’s cohesive design. The lower level, with its own separate side entrance, expands the living space with a family room, a vintage-inspired 4-piece bathroom, an additional flex room, and a dedicated art studio—perfect for creative pursuits or a private workspace. Situated on a pie-shaped lot, the backyard features a large custom composite deck with plenty of room to relax or entertain. The oversized garage is a true highlight, complete with a beautifully crafted custom workbench and extensive built-in cabinetry. The studio and workshop spaces are truly special that reflect the creativity and care poured into this home over the years. This is a home for a discerning buyer—someone who recognizes the significance of mid-century design, values craftsmanship, and appreciates a property that has been carefully maintained and preserved. A truly special

offering in one of NW Calgary's most sought-after communities. Steps from Varsity Acres School and close proximity to F.E. Osborne, St. Vincent de Paul, and Marion Carson Schools. Minutes from the University of Calgary, Market Mall, Foothills/Children's Hospital, University District, and the Bow River pathways. Opportunities like this are incredibly rare. Please click on media for the video and schedule your private viewing today.