



**4908 Varsity Drive NW  
Calgary, Alberta**

**MLS # A2160718**



**\$768,000**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,132 sq.ft.	<b>Age:</b>	1966 (58 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Separate Entrance		

**Inclusions:** 2 sets appliances (1 set includes dryer, washer, electric Stove, range hood, refrigerator): one set is at main floor and another set is at basement

Welcome to 4908 Varsity Drive! This recently renovated bungalow seamlessly blends charm and functionality in the sought-after neighborhood of Varsity. With 6 spacious bedrooms, 2 full bathrooms and 200 amp electricity, this home is perfect for families seeking both comfort, convenience and value added. The fully developed basement features a separate entrance, offering a private retreat with 3 additional bedrooms, a second kitchen, a cozy living room, a dining area, and another full bathroom and laundry room with separate washer and dryer. Outside, you'll find an expansive, fully fenced yard complete with a wood deck and patio areas—ideal for entertaining or relaxing outdoors. The double detached garage is easily accessible from both the side and rear lanes, adding an extra layer of convenience. Located just a few blocks from serene green spaces, this home is close to top-rated schools, parks, shopping, major hospitals, the University of Calgary, and public transit. Offering a perfect mix of style, practicality, and comfort, this property is not only a wonderful place to live but also a smart investment opportunity.