



**4335 Vauxhall Crescent NW
Calgary, Alberta**

MLS # A2171735



\$774,900

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,339 sq.ft.	Age:	1965 (59 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, RV Access/Par		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Level, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 4335 Vauxhall Crescent NW, a charming bungalow nestled on a peaceful, tree-lined street in the highly sought-after community of Varsity. This beautifully maintained home offers over 2,400 sq. ft. of living space. Step inside to a bright and spacious living room, bathed in natural light from the stunning bay window, and centered around a cozy fireplace. The living area flows seamlessly into the formal dining room, creating a warm, inviting space perfect for gatherings and family dinners. The kitchen features abundant cabinetry, a bay window, a pantry, and ample counter space. The main floor layout is practical and functional, offering three generously sized bedrooms, including the primary suite, which boasts a four-piece ensuite and a walk-in closet. An additional four-piece bathroom completes the main floor. Downstairs, the fully developed basement provides even more space with a large recreation room featuring a wood-burning fireplace, a non-egress bedroom, a den/office, a four-piece bathroom, and plenty of storage. The laundry room is conveniently located in the basement as well. Step outside into the sunny west-facing backyard and enjoy the expansive composite deck with aluminum railing, raised garden beds, space for RV parking, and an oversized double detached garage. Recent upgrades include the majority of windows being replaced with vinyl, a new roof, high-efficiency furnace, garage door replacement, and fresh carpet in the basement. The street itself has seen several newly renovated homes, adding to the neighborhood's appeal. Located within walking distance to Varsity Acres School (K-5), playgrounds, and local shopping. This prime location also offers easy access to Market Mall, the University District, the University of Calgary, Alberta Children's Hospital, and Foothills Hospital.