

## 3727 Valdes Place NW Calgary, Alberta

MLS # A2259312



# \$880,000

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Varsity                          |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | Bungalow                         |               |                   |
| <b>Size:</b>     | 1,193 sq.ft.                     | <b>Age:</b>   | 1965 (60 yrs old) |
| <b>Beds:</b>     | 8                                | <b>Baths:</b> | 4 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached           |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                        |               |                   |
| <b>Lot Feat:</b> | Corner Lot, Irregular Lot, Level |               |                   |

|                    |                                 |                   |      |
|--------------------|---------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas         | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Tile                  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Metal                           | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Wood Frame               | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |      |

**Inclusions:** N/A

Solid brick bungalow in Varsity generating \$5,975/month rental income with 8 bedrooms and 4.5 bathrooms. Main floor offers 4 bedrooms and 3 full baths (2 baths + 1 bedroom renovated in 2024). Lower level is fully developed with 4 bedrooms, 1.5 baths and its own laundry. Recent upgrades: 2 new washer/dryer sets, 2 new refrigerators, new stove & hood fan, hot water tank, high-efficiency furnace, updated windows, and durable metal roof. Corner lot with west-facing backyard, mature trees, and oversized 24x22 double garage plus ample street parking. Recently re-zoned, offering future redevelopment potential. Prime Varsity location—steps to Brentwood LRT, U of C, Market Mall, Foothills & Children's Hospitals, top schools, and shopping. Excellent long-term hold or portfolio addition.