

3703 Valdes Place NW
Calgary, Alberta

MLS # A2282035



\$850,000

Division:	Varsity		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,655 sq.ft.	Age:	1963 (63 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Irregular Lot, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: Central Vacuum system is as is

Welcome to this bright and sunny 4-level split located on a corner lot in the desirable community of Varsity. This home offers 3 bedrooms, 2 full bathrooms, and a private yard, making it an excellent option for families or investors. The main level features a spacious entryway, a cozy family room with a wood-burning fireplace, a large laundry room with a new washing machine, and a full bathroom. The kitchen level offers granite countertops, stainless steel appliances, and built-in cabinetry for added storage. The open-concept dining and living areas are filled with natural light from large windows, creating a warm and inviting space. Upstairs, you’ll find three well-sized bedrooms and a 4-piece bathroom. The finished basement includes a large open recreation room with a bar, wood-burning fireplace, and built-in Murphy bed, along with abundant storage in the crawl space. Recent updates to the home include a brand-new roof installed in 2025. Outside, enjoy a fully fenced and large private backyard with a single detached garage and a concrete RV parking pad. Ideally located within walking distance to the University of Calgary and a 9 minute walk to the LRT Station, this is a fantastic opportunity in a prime location.