

**3835 Varsity Drive NW**  
**Calgary, Alberta**

**MLS # A2289407**



**\$769,000**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,322 sq.ft.	<b>Age:</b>	1964 (62 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Level, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Vaulted Ceiling(s)		
<b>Inclusions:</b>	None		

Welcome to this beautiful, sun-filled bungalow in the heart of Varsity, offering over 1,300 sq ft above grade, and extra 1000 sq ft below, and an incredible south-facing backyard. From the moment you step inside, you'll appreciate the warmth of the hardwood floors and the inviting living room, complete with extensive built-in shelving. Perfect for book lovers or showcasing your favorite pieces. The dining area connects easily to the spacious kitchen, where you'll find generous cabinetry, built-in features, ample counter space, and views out to the backyard. One of the true highlights of this home is the bright sunroom/solarium. With skylights overhead and windows on all sides, it's a cheerful retreat year-round and an absolute dream space for plant enthusiasts or anyone who enjoys a quiet morning coffee surrounded by natural light. The main floor offers three bedrooms, including a comfortable primary bedroom, along with a well-appointed 4-piece bath. Downstairs, the basement expands your living space with a large rec room anchored by a freestanding wood-burning stove, a fourth bedroom, 2-piece bath, and plenty of storage and utility space. Out back, the south-facing yard is ready to impress. Raised garden beds, mature trees, and a large deck create the perfect setting for summer evenings and weekend gatherings. Previous owners cultivated a stunning garden here, and the potential is yours to enjoy. The oversized detached double garage and back lane access add everyday convenience. Located in one of Calgary's most established and desirable communities, Varsity is known for its mature trees, excellent schools, and easy access to amenities. You're just a 5-minute drive to the Bow River, where walking and biking trails await. This is a wonderful opportunity to own a sunny, character-filled home in a truly

exceptional neighborhood. Book your private showing today and see what life in Varsity has to offer!