

5319 Vicary Place NW Calgary, Alberta

MLS # A2343428



\$719,900

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,214 sq.ft.	Age:	1967 (59 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Basement fridge

**** Open House Sunday 13th CANCELLED**** Welcome to 5319 Vicary Place NW, a remarkable opportunity in the highly desirable community of Varsity. Offering an exceptional combination of location, lifestyle, and future potential; this fully finished 1,214 sq. ft. bungalow is ideally situated on a quiet cul-de-sac and directly faces a central tree lined greenespace. Which creates a wonderful setting for families, professionals, or those looking to make Varsity their long-term home. The location is hard to beat, with some of Northwest Calgary’s most highly regarded schools just steps away; along with convenient access to the Bow River pathway system, Market Mall, the University of Calgary, hospitals, transit, and major routes leading to downtown. The home has benefited from several updates over the years while still providing an excellent blank canvas for a buyer looking to renovate, modernize, and create a space that truly reflects their own style and vision. With 5 bedrooms and 2.5 bathrooms, including a private ensuite, there is plenty of room for a growing family, home offices, guests, or flexible living arrangements. The fully developed lower level adds valuable living space and further possibilities to personalize the home to suit your needs. Outside, enjoy a south-facing backyard offering excellent natural light and plenty of opportunity to create your ideal outdoor living space; while the oversized double garage provides generous room for vehicles, storage, and hobbies. Whether you are looking for a home to update over time, planning a more substantial renovation, or simply searching for an opportunity to establish yourself in one of Calgary’s most sought-after communities, this property offers the location and versatility to make it happen. A premium Varsity address with a greenspace-front cul-de-sac setting, excellent nearby

amenities, and tremendous potential—5319 Vicary Place NW is an opportunity well worth discovering.