

4519 Vandergrift Crescent NW
Calgary, Alberta

MLS # A2354145

\$784,800

Division:	Varsity		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,197 sq.ft.	Age:	1965 (61 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Garage Faces Rear, Parking Pad, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE SUNDAY OCTOBER 25th, 1-3PM! HOME SWEET HOME! Welcome to this exquisitely updated, move-in-ready family home situated on a spacious lot along a quiet street in the highly desirable community of Varsity! This spectacular home offers 4 bedrooms, 3 bathrooms, and over 2,311 SQFT of immaculately maintained living space with a seamless, open-concept layout. An incredible opportunity for families, first-time buyers, and investors alike, this home is especially ideal for a young family looking to put down roots in one of Calgary's premier communities. The pride of ownership and thoughtful updates are evident the moment you step inside. The main floor features a charming mid-century inspired open-concept design with a spacious living room flooded with natural light, a formal dining area, a convenient mudroom with storage, and a beautiful chef's kitchen complete with an island and eating bar, farmhouse sink, full appliance package, and ample cabinetry. Upstairs, you'll find an upgraded 4 piece bathroom and 3 generously sized bedrooms, including a spacious primary retreat featuring an elegant 3 piece ensuite and a huge walk-in closet. The lower levels offer all the additional functional space you could need. The lower level features a 3-piece bathroom, an office/den, and plenty of storage, while the basement is ideal for guests and growing families, offering a large fourth bedroom, a laundry room, a utility room with additional storage, and a large recreation room perfect for kids, movie nights, and entertaining. EXTENSIVE UPGRADES include fully renovated bathrooms with high-end fixtures(2023), a new roof, attic insulation and ventilation (2020), several new windows (2019), new furnace (2022), a new electrical panel (2023), a new hot water tank (2026), fresh exterior and majority interior paint (2026),

new carpet and tile, updated light fixtures, switches and trim throughout, and a beautifully restored mid-century modern beam that adds character and timeless appeal. Outside, enjoy your own private oasis with a large, fully fenced, beautifully manicured backyard, plus a single garage and parking pad with space for 2 additional vehicles. Ideally located in Varsity, you'll enjoy convenient access to major amenities, including Market Mall, Northland Village, the University of Calgary, University District, hospitals, nearby schools, parks, and extensive walking, cycling pathways and only a 15 minute drive to Downtown! Enjoy excellent transit connections via nearby LRT stations, easy access to major roadways, and endless opportunities for outdoor recreation at beautiful Dale Hodges Park and along the Bow River pathways. MUST VIEW! Book your private viewing of this incredible GEM today!