

\$734,900 - 5031 Vienna Drive Nw, Calgary

MLS® #A2124781

\$734,900

6 Bedroom, 3.00 Bathroom, 1,771 sqft

Residential on 0.16 Acres

Varsity, Calgary, Alberta

Welcome to this extremely well-maintained large, 1771 sq.ft. Bungalow located in the sought after neighbourhood of Varsity. As you enter this amazing 3 Bedroom home you will quickly appreciate the pride of ownership throughout. The main floor offers a large Living Room and Dining Room with a bright window and wood burning Fireplace. Towards the back of the home, you will find an enormous Kitchen with plenty of counter space and storage which has 2 wall ovens ready to be installed. Off the Kitchen there is a beautiful Breakfast Nook and Family Room Combo with sliding doors leading to the welcoming south facing Deck. In addition, the main floor boasts a spacious Primary Bedroom that has its own 2pc ensuite, 2 additional good size Bedrooms and a 4pc main Bathroom. The lower level showcases a large Family Room with another wood burning Fireplace, a 3pc Bathroom, an exceptional Laundry Room with sink, and tons of storage. There are an additional 3 rooms that can be easily converted to compliant Bedrooms with the addition of larger windows. Outside is an oversized Double Garage with an 8 ft garage door, large workshop area and is insulated, drywalled and heated. This truly exceptional home is within walking distance to the trails leading to the Dalhousie LRT Station and is only a few short minutes to all the Varsity schools, playgrounds and shopping including Market Mall, Shaganappi Village and Northland Village Mall. It has quick easy access to University of Calgary, University



District, Foothills Medical Centre and Downtown. Don't miss out on this remarkable chance to own a home that's hitting the market for the very first time and although this home is needing some updates it is TRULY A MUST SEE!!

Built in 1968

Essential Information

MLS® #	A2124781
Price	\$734,900
Sold Price	\$813,500
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,771
Acres	0.16
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5031 Vienna Drive Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 0W8

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Kitchen Island, Laminate Counters, No Smoking Home, See Remarks
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Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Lawn, Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 20th, 2024
Date Sold	April 23rd, 2024
Days on Market	3
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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