

\$670,000 - 3932 Varsity Drive Nw, Calgary

MLS® #A2155292

\$670,000

5 Bedroom, 3.00 Bathroom, 1,413 sqft

Residential on 0.13 Acres

Varsity, Calgary, Alberta

ATTENTION INVESTORS AND DEVELOPERS AND FAMILIES. Large 2 storey Home, perched on an elevated 57x100 lot in the highly sought-after NW community Varsity. Welcome to this south-west facing Home, also REVENUE MAKER with an Illegal-Suite, perfect with separate entrance. 4 bedrooms Up, along with a 4-pieces bathroom and an extra 2 pieces bathroom, on main floor. Entering the home, Sunlight pours through large windows, illuminating hardwood floors that graces most the main level, creating a welcoming ambiance throughout. The living room flows seamlessly into the dining area, the generous living room leads to the dining room and spacious kitchen. The deck has been removed, but you have a huge backyard to build one perfect for your family's needs. UPSTAIRS, 4 good size bedrooms and the full bathroom's carpet has seen better days. With over sqft 2,100 of developed area. DOWNSTAIRS, the basement illegal-suite has a large living room, with 3 legal egress windows, one bedroom and one 3 piece bathroom (shower).., The lower level is currently rented for \$950+third part of utilities (Important: Is already arrange a monthly lease increase to \$1,200 from November 1st. The Laundry room is currently located in the mechanical room's but good news, there is also connections on main floor to add a second pair of washer and dryer. For your vehicles, you have a concrete car port, and enough space to park your RV. Come see!



This property presents an amazing opportunity to raise your family in this sought-after community, One block to Varsity Acres School, two blocks from Varsity Community Center with Tennis courts, and walking distance to the neighbourhood plaza and all schools in the Community. Also, conveniently close to the University of Calgary, Foothills and Alberta Children's Hospitals, Brentwood C-train, Silver Springs golf course, and with an easy commute to downtown. New RPR already ordered.

Built in 1965

Essential Information

MLS® #	A2155292
Price	\$670,000
Sold Price	\$650,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,413
Acres	0.13
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	3932 Varsity Drive Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 0Z5

Amenities

Parking Spaces	2
Parking	Carport, Driveway

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Other
Lot Description	Back Lane, City Lot, Few Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 12th, 2024
Date Sold	September 23rd, 2024
Days on Market	42
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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