

\$774,900 - 4335 Vauxhall Crescent Nw, Calgary

MLS® #A2157546

\$774,900

4 Bedroom, 3.00 Bathroom, 1,315 sqft

Residential on 0.14 Acres

Varsity, Calgary, Alberta

Nestled on a quiet street is this BEAUTIFULLY MAINTAINED bungalow in the sought after community of Varsity! This cherished home has been owned by the same family for over six decades, reflecting the care and pride they have taken in maintaining it throughout the years. Offering over 2200 square feet of living space, step inside and be greeted by a spacious living room filled with natural light from the gorgeous bay window and showcasing a cozy fireplace. The living area connects to a formal dining space, creating an open and inviting atmosphere. The kitchen boasts an abundance of cabinetry, bay window, pantry and breakfast nook area. Through the back door off the kitchen, you'll discover your very own oasis, perfect for relaxation and enjoyment. The main floor presents a well-designed layout, with a four-piece bathroom and three spacious bedrooms; one being the primary bedroom, complete with a four piece ensuite and walk-in closet. The FULLY DEVELOPED lower level has a generously sized recreational room with wood burning fireplace, another bedroom (non egress window), den/office, 4 piece bathroom, plenty of storage and laundry room. The back yard boasts a host of remarkable features including the sizeable COMPOST DECK with ALUMINUM RAILING, GARDEN BOXES, DOUBLE DETACHED GARAGE and RV PARKING! Notable improvements include; majority of windows upgraded to VINYL, GARAGE DOOR replacement and NEW



CARPET in lower level. This home is situated just steps away from schools, playgrounds, and shopping. Conveniently located with easy access to Market Mall, the University District, the University of Calgary, the Alberta Children's Hospital, and Foothills Hospital!

Book your private showing before this one is gone!

Built in 1965

Essential Information

MLS® #	A2157546
Price	\$774,900
Sold Price	\$785,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,315
Acres	0.14
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4335 Vauxhall Crescent Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 0H8

Amenities

Parking Spaces	3
Parking	Alley Access, Double Garage Detached, Garage Faces Rear, RV Access/Parking

Interior

Interior Features	No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Recreation Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2024
Date Sold	August 16th, 2024
Days on Market	1
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.