

\$789,900 - 3727 Valdes Place Nw, Calgary

MLS® #A2168164

\$789,900

7 Bedroom, 4.00 Bathroom, 1,192 sqft
Residential on 0.15 Acres

Varsity, Calgary, Alberta

Attention all investors! Very solid brick bungalow on a corner lot across from a green space within 500m to Brentwood LRT Station and recently re-zoned for endless development opportunities in the future! This homes main floor has 3 bedrooms, 1.5 bath which has been freshly painted waiting for the new owner. The lower level has been developed with 4 bedrooms, 1.5 baths (currently rented as an illegal unit for \$2,200/month + 50% utilities - Lease ends Aug 2025). Recent upgrades include a new hot water tank, high efficiency furnace, windows and metal roof. This is a great opportunity to add this home to your rental portfolio or hold for future development! Don't forget about the private corner lot with west back yard and mature trees. 24x22 double garage and plenty of street parking, minutes to University of Calgary, Foothills & Children's Hospitals, Shopping, and Public Transit including LRT. Book your showing today and don't miss out on this opportunity.

Built in 1965

Essential Information

MLS® #	A2168164
Price	\$789,900
Sold Price	\$795,000
Bedrooms	7
Bathrooms	4.00



Full Baths	2
Half Baths	2
Square Footage	1,192
Acres	0.15
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3727 Valdes Place Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L2A2

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Closet Organizers, Laminate Counters, No Smoking Home, Storage, Vinyl Windows
Appliances	Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Other, Private Entrance, Private Yard, Storage
Lot Description	Corner Lot, Rectangular Lot
Roof	Metal
Construction	Brick, Concrete, Other, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2024
Date Sold	October 8th, 2024
Days on Market	12
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Renzo Real Estate Inc.
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.