

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

MLS® #A2171735

\$774,900

5 Bedroom, 3.00 Bathroom, 1,339 sqft

Residential on 0.14 Acres

Varsity, Calgary, Alberta

Welcome to 4335 Vauxhall Crescent NW, a charming bungalow nestled on a peaceful, tree-lined street in the highly sought-after community of Varsity. This beautifully maintained home offers over 2,400 sq. ft. of living space. Step inside to a bright and spacious living room, bathed in natural light from the stunning bay window, and centered around a cozy fireplace. The living area flows seamlessly into the formal dining room, creating a warm, inviting space perfect for gatherings and family dinners. The kitchen features abundant cabinetry, a bay window, a pantry, and ample counter space. The main floor layout is practical and functional, offering three generously sized bedrooms, including the primary suite, which boasts a four-piece ensuite and a walk-in closet. An additional four-piece bathroom completes the main floor. Downstairs, the fully developed basement provides even more space with a large recreation room featuring a wood-burning fireplace, a non-egress bedroom, a den/office, a four-piece bathroom, and plenty of storage. The laundry room is conveniently located in the basement as well. Step outside into the sunny west-facing backyard and enjoy the expansive composite deck with aluminum railing, raised garden beds, space for RV parking, and an oversized double detached garage. Recent upgrades include the majority of windows being replaced with vinyl, a new roof, high-efficiency furnace, garage door replacement, and fresh carpet in the



basement. The street itself has seen several newly renovated homes, adding to the neighborhood's appeal. Located within walking distance to Varsity Acres School (K-5), playgrounds, and local shopping. This prime location also offers easy access to Market Mall, the University District, the University of Calgary, Alberta Childrenâ€™s Hospital, and Foothills Hospital.

Built in 1965

Essential Information

MLS® #	A2171735
Price	\$774,900
Sold Price	\$767,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,339
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	Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Window Coverings, Built-In Oven, Electric Cooktop
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Basement, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	October 9th, 2024
Date Sold	December 2nd, 2024
Days on Market	54
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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