

\$725,000 - 4719 Vanguard Place Nw, Calgary

MLS® #A2180510

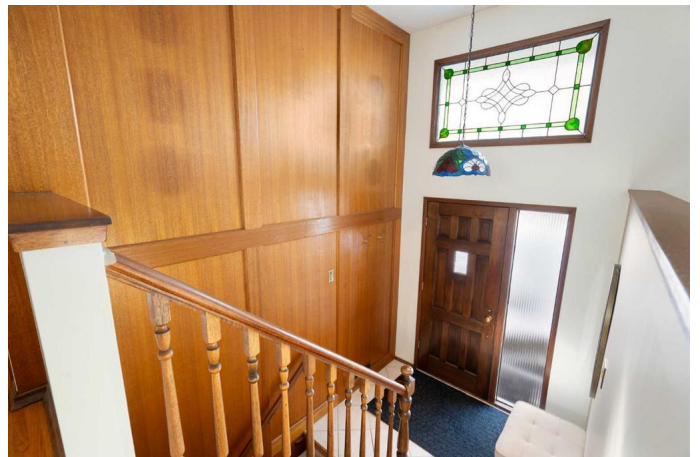
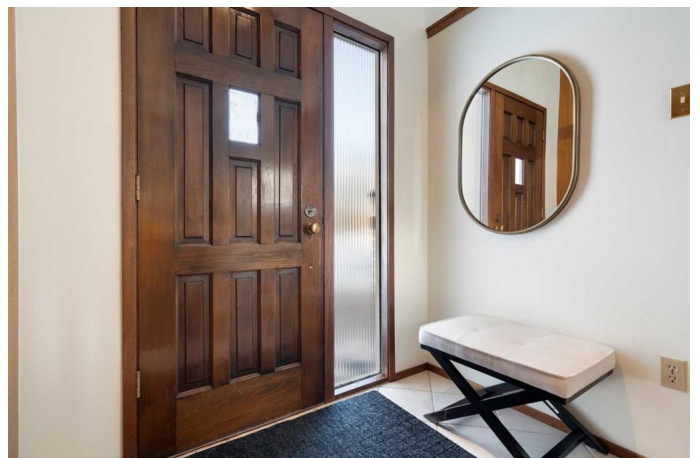
\$725,000

2 Bedroom, 2.00 Bathroom, 1,194 sqft

Residential on 0.13 Acres

Varsity, Calgary, Alberta

Located in the popular neighbourhood of Varsity, this bi-level home is on the market for the very first time. Positioned nicely on a cul-de-sac with a reversed pie shaped lot and back-alley access, this property offers a well maintained 1838 sq foot home on a 5704 sq ft lot. The single car garage is attached, and the paving stone driveway offers extra parking to the left of the garage door. The entry to this bi-level is tiled and features floor to ceiling wood paneling. The living room is light and bright with a massive picture window, hard wood floors and a wood burning fireplace with brick facing, a stone hearth and built in bookcases. The living room is open to the dining room and has a large bump out window and more built-in shelves and cabinets. The welcoming and cozy kitchen has a large bump out window offering lots of natural light and a custom banquet to visit and enjoy casual meals together comfortably. The back door, conveniently off the kitchen, opens to a two-tiered deck with room for barbequing, outdoor dining and lounging. The back yard is private and spacious, perfect for a gardener or those with an active family. Two oversized bedrooms, and a 5pc bathroom with double vanities complete the main floor. The primary bedroom has a built-in wardrobe the length of the room, two additional closets and two large picture windows. The second spacious bedroom features a sunroom addition with large windows and tile floors that can be used an office or reading area. The basement has



stylish parquet flooring and provides a large recreation room with plenty of light and an additional bedroom or office space. The basement also includes a large bathroom and access to the built-in garage with storage and work area. This impeccably maintained and very much-loved family home offers the chance to live in an established neighbourhood, close to schools and amenities and be part of a wonderful community. This is exactly what you have been waiting for.

Built in 1966

Essential Information

MLS® #	A2180510
Price	\$725,000
Sold Price	\$736,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,194
Acres	0.13
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	4719 Vanguard Place Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 0R4

Amenities

Parking Spaces	3
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Parking	On Street, Front Drive, Garage Door Opener, Interlocking Driveway, Single Garage Attached
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Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Oven, Refrigerator, Washer, Gas Cooktop
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Raised Hearth, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Brick, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 28th, 2024
Date Sold	December 9th, 2024
Days on Market	11
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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