



GRASSROOTS
REALTY GROUP

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4603 Virginia Drive NW
Calgary, Alberta

MLS # A2320408



\$1,325,000

Division:	Varsity		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,241 sq.ft.	Age:	1964 (62 yrs old)
Beds:	5	Baths:	4
Garage:	Oversized, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Many Trees, Undergr		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Crown Molding, Granite Counters, Natural Woodwork, No Smoking Home, Recessed Lighting, See Remarks, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	Underground sprinkler system		

Welcome to an architecturally distinguished, custom-designed residence in the prestigious community of Varsity—a home where timeless craftsmanship meets refined modern living. Extensively renovated and meticulously maintained, this property showcases top-tier appliances, bespoke millwork, and exquisite design elements that elevate every room. Perfectly positioned within minutes of elite educational options—including French Immersion, Catholic, Mandarin Immersion, CBE Junior High, multiple high schools, and the University of Calgary—this home offers unmatched convenience. Shopping, dining, parks, pathways, and essential services are all within walking distance, with seamless access to transit connecting to Varsity, Brentwood, and Dalhousie LRT stations. Inside, the home unfolds with thoughtful elegance. The upper level features three beautifully appointed bedrooms, a serene sitting room, a dedicated exercise room, and a luxurious ensuite, complemented by a second full bath. Every space is enhanced with custom high-end built-ins, reflecting exceptional attention to detail. The main floor is designed for both grand entertaining and intimate everyday living. A sophisticated living room, open dining area, and inviting TV room with a gas/wood-burning fireplace create warm, connected spaces. The chef-inspired kitchen boasts marble countertops and rich solid-wood cabinetry. A full bath with jetted tub, main-floor laundry, and a furnace room with a 3-year-old furnace and instant electric hot water heater complete this level. The fully developed lower level offers an expansive recreation room, ideal for hosting and game-day gatherings, along with a comfortable guest bedroom (+1) and full bath. Wine enthusiasts will appreciate the custom temperature-controlled wine room, while an additional craft/office/storage space adds versatility. A

second high-efficiency furnace (3 years old), drinking water filtration system, water softener, and irrigation access highlight the home's thoughtful mechanical upgrades. Outdoors, the private backyard is a retreat of its own, featuring a generous redwood deck, concrete patio, newly installed leaf-guard gutters, and a refreshed, well-built fence. A covered BBQ area with a high-end built-in sound system sets the stage for unforgettable gatherings. An oversized single garage completes the property. This is a residence that radiates pride of ownership—an extraordinary opportunity to own a truly forever home in one of Calgary's most coveted neighborhoods.