



GRASSROOTS

REALTY GROUP

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**4952 Vanguard Road NW
Calgary, Alberta**

MLS # A2322982

\$695,000



Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,068 sq.ft.	Age:	1966 (60 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: n/a

WELCOME TO THIS BEAUTIFULLY RENOVATED BUNGALOW located on a quiet street in the highly sought-after community of VARSITY! Offering incredible curb appeal, extensive updates throughout the main floor, an OVERSIZED double garage, RV PARKING and a PRIVATE, beautifully landscaped backyard, this is the home you have been waiting for. From the moment you arrive, you will appreciate the pride of ownership and inviting exterior that makes an incredible first impression. Step inside and you are greeted by a bright, open and welcoming floor plan featuring beautiful HARDWOOD flooring, a NEW front door, fresh paint throughout and an abundance of natural light that fills the home. The fully renovated kitchen is the heart of the home and has been thoughtfully updated with beautiful cabinetry, tile backsplash, newer appliances and a large window overlooking the backyard. The adjacent dining area is perfect for family meals and entertaining and is highlighted by updated lighting that complements the other new light fixtures found throughout the main floor. The spacious living room offers a bright and inviting atmosphere with large windows that flood the space with natural sunlight. Down the hall, you will find 3 bedrooms along with a beautifully renovated full bathroom featuring large-format floor tile, a new vanity with granite countertop, oversized mirror and stylish new lighting. The partially finished basement provides additional living space and endless options for further development. The large recreation room is highlighted by exposed wood beams, a stunning feature brick wall and a cozy wood fireplace surrounded by beautiful brick detailing. The lower level also features a fourth bedroom, rough-in plumbing for another full bathroom and a large laundry and storage area offering plenty of room for all your seasonal items and hobbies. Step outside and

enjoy your own private backyard retreat. The mature landscaping, lush green lawn and towering trees create a peaceful setting that is perfect for both entertaining and everyday enjoyment. The oversized double detached garage provides plenty of room for vehicles, tools and storage, while the additional RV parking is a rare and valuable feature. Rubberized walkways at both the front and rear of the property add durability, convenience and curb appeal. Located in one of Calgary's most desirable communities, this home offers exceptional access to schools, parks, shopping, restaurants, transit, recreational facilities and major roadways. With many renovations already completed and an unbeatable location, this is a rare opportunity to own a beautifully updated bungalow in the heart of Varsity.