



GRASSROOTS
REALTY GROUP

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4143 Varsity Road NW
Calgary, Alberta

MLS # A2328878



\$1,350,000

Division:	Varsity		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,664 sq.ft.	Age:	1972 (54 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Landscaped, Private, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Recessed Lighting, Suspended Ceiling		

Inclusions: none

6 Bedrooms | Oversized Double Attached Garage | 70' x 125' Lot | Steps to Bowmont Park | Tucked away on a quiet street in one of Calgary's most sought-after communities, this extensively renovated bi-level offers over 2,400 sq. ft. of beautifully finished living space on an impressive 70' x 125' lot. Large windows throughout fill the home with natural light, while the flexible layout provides exceptional versatility for growing families, multi-generational living, working from home, or those seeking separate additional income potential. The fully updated kitchen is designed for both everyday living and entertaining, featuring full-height cabinetry, granite countertops, stainless steel appliances, a gas cooktop, and an oversized peninsula with breakfast bar seating overlooking the dining area and inviting living room anchored by a striking stone feature fireplace. Hardwood flooring extends throughout the main level, which offers four bedrooms, including two primary bedrooms, each with a private ensuite. One spacious primary retreat is highlighted by a beautifully renovated spa-inspired 5-piece ensuite with a double vanity, oversized glass and tile shower with vertical spa features, separate toilet room, and a walk-in closet. The fully developed lower level features a separate entrance, wet bar/kitchenette, a living area, two additional bedrooms, a full bathroom, and laundry room, making it well suited for extended family, guests, or future mortgage-helper potential (subject to any required approvals). Outside, the mature backyard is a true retreat with a large low-maintenance patio, fire pit, and established trees providing privacy and shade. An oversized double attached garage, extensive renovations throughout, and excellent curb appeal further enhance this exceptional property. Ideally located

just steps from Bowmont Park and the Bow River pathway system, and minutes from top-rated schools, Market Mall, the University of Calgary, Foothills Hospital, Alberta Children's Hospital, Silver Springs Golf & Country Club, and countless amenities, this is a rare opportunity to own a beautifully updated home in the most prestigious location in Varsity.