



**GRASSROOTS**  
REALTY GROUP

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**3911 Vincent Drive NW**  
**Calgary, Alberta**

**MLS # A2329817**



**\$799,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Varsity                |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bi-Level               |               |                   |
| <b>Size:</b>     | 1,387 sq.ft.           | <b>Age:</b>   | 1966 (60 yrs old) |
| <b>Beds:</b>     | 6                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.16 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard              |               |                   |

|                    |                                   |                   |      |
|--------------------|-----------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Parquet         | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt, Rolled/Hot Mop           | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                              | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco                            | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Open Floorplan |                   |      |

**Inclusions:** NA

Welcome to this exceptionally maintained home in the sought out community of VARSITY! Offering over 2,490 sq. ft. of developed living space, situated on a quiet, tree-lined street in the highly sought-after community of Varsity. With 6 bedrooms, 3 bathrooms and a double detached garage, this home offers outstanding flexibility for growing families, multi-generational living or those looking for additional space to work from home. The bright main level is filled with natural light and features a spacious living room, a dedicated dining area and a well-designed kitchen with ample cabinetry, generous counter space and a skylight overhead. Just off the kitchen, the enclosed sunroom provides the perfect place to enjoy your morning coffee or unwind while overlooking the private backyard. The main floor is thoughtfully laid out with three bedrooms, including a primary suite complete with its own 2-piece ensuite, along with a full 4-piece bathroom. Downstairs, the fully developed basement significantly expands the living space with a large recreation room, three additional bedrooms, another full bathroom and a separate laundry and storage area. Whether you need space for teenagers, guests, hobbies or a home office, this lower level offers endless possibilities. Outside, you'll appreciate the beautifully maintained yard, mature trees, expansive deck and oversized double detached garage with additional parking. Pride of ownership is evident throughout the property. Located in one of Calgary's most established northwest communities, you'll enjoy close proximity to excellent schools, Market Mall, the University of Calgary, Foothills Medical Centre, Children's Hospital, parks, pathways, transit and convenient access to major roadways. A rare opportunity to own a spacious bungalow in an outstanding location.

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