



GRASSROOTS
REALTY GROUP

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4904 Verulum Place NW
Calgary, Alberta

MLS # A2332437



\$939,900

Division:	Varsity		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,771 sq.ft.	Age:	1966 (60 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	alarm system hardware, storage shed, shelving units in 2 main floor bathrooms		

Walking distance to Market Mall & only minutes to neighbourhood schools is this wonderful family bi-level here in the highly sought-after community of Varsity. Nested on this quiet crescent across from a park, this fully finished home enjoys hardwood floors & vaulted cedar ceilings, 3 bedrooms & 2.5 bathrooms, oak kitchen with granite countertops, private backyard with mature trees & rear attached 2 car garage. This charming 1960s home will be perfect for your growing family, & features a fantastic floorplan featuring an oversized West-facing living room with gas fireplace, huge formal dining room with French doors & sun-drenched eat-in kitchen with granite counters & loads of oak cabinets, 2 skylights & vaulted ceilings, stainless steel/black appliances & including a Frigidaire gas stove/convection oven & access onto the terrific backyard balcony. The 3 main floor bedrooms all have hardwood floors & they share a full bathroom with tile floors; the primary bedroom has a big closet & its own separate access into the bathroom. The lower level is finished with 2 rec rooms: 1 with a wall of shelving/wine racks & another with a large walk-in closet & bathroom with jetted tub, heated tile floors & shower. Lower level laundry & storage area with built-in shelving. The rear attached & oversized 2 car garage can be accessed from both the back hallway & basement level, & the driveway provides additional parking for 2 & has a chain link gate to the paved back alley. Walking distance to Marion Carson, FE Osborne & St Vincent de Paul schools, & Market Mall is just a short stroll away. Prime location close to University of Calgary & University District, transit (both bus & LRT), hospitals (Alberta Children's, Foothills Medical Centre & Arthur J.E. Child Cancer Centre), Bowmont Park & downtown.

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