



GRASSROOTS
REALTY GROUP

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4820 49 Avenue NW
Calgary, Alberta

MLS # A2340597



\$735,000

Division:	Varsity		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,841 sq.ft.	Age:	1967 (59 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Partial
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, Kitchen Island, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: shed

Price reduced. Welcome to this spacious and beautifully maintained bi-level home in the highly sought-after Varsity community, ideally located just minutes from the University of Calgary, Market Mall, University District, Brentwood LRT Station, Alberta Children's Hospital, Foothills Medical Centre, and excellent schools including Varsity Acres School and Sir Winston Churchill High School. Offering over 3,000 sq.ft. of developed living space, this exceptional home features 4 bedrooms, a hobby room/den, 3 bathrooms, an oversized double detached garage, two high-efficiency furnaces, and two hot water tanks. The bright main floor showcases gleaming hardwood floors, an open-concept layout, three spacious bedrooms, a full 4-piece bathroom, and an updated kitchen with white cabinetry, granite countertops, and brand-new stainless steel appliances. The sun-filled living and dining areas flow into a stunning family room featuring vaulted beam ceilings, skylights, a cozy wood-burning fireplace, and patio doors leading to the backyard deck—perfect for entertaining. The fully developed lower level includes a fourth bedroom, hobby room, upgraded 3-piece bathroom, a spacious recreation room with a wet bar and an additional 2-piece bathroom. Outside, enjoy the low-maintenance backyard with two large decks, ideal for relaxing or hosting family and friends. This exceptional home offers generous living space, quality updates, outstanding amenities, and an unbeatable location in one of Calgary's most desirable communities. Compare the asking price with the City of Calgary's 2026 assessed value of \$912,000 and appreciate the outstanding value this property presents. Don't miss this rare opportunity to own a remarkable home in the heart of Varsity.

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