



GRASSROOTS
REALTY GROUP

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**3912 Vancouver Crescent NW
Calgary, Alberta**

MLS # A2347207



\$718,000

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,245 sq.ft.	Age:	1964 (62 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Front Yard, Private, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, See Remarks, Storage		

Inclusions: N/A

OPEN HOUSE – Sunday, October 11, 2:00 - 4:00 PMDon’t miss this fantastic opportunity in the established community of Varsity! Freshly painted throughout, 3912 Vancouver Crescent NW combines a versatile layout with a convenient location, making it an appealing choice for families and investors alike. The main floor offers two bedrooms and a flexible den, ideal for a home office or potential additional bedroom. A comfortably sized kitchen provides room to prepare everyday meals and enjoy cooking for family and friends. The primary bedroom features a private two-piece ensuite, while direct access from both the primary bedroom and den leads to a spacious patio—perfect for morning coffee, summer barbecues, or relaxing outdoors. The lower level features three additional bedrooms and a full bathroom, offering plenty of flexibility for family, guests, or dedicated work and study spaces. An oversized single garage provides convenient parking and valuable storage, while the rear back lane adds practical access. Everyday living is easy with the University of Calgary, Varsity Acres School, Sir Winston Churchill High School, parks, and public transit within easy reach. Walmart, McDonald’s, Northland shopping, and the newly opened Italian Centre Shop are nearby, with Market Mall offering even more shopping, dining, and services. Convenient access to Crowchild Trail and Shaganappi Trail makes getting around the city straightforward. Whether you’re looking for a place to call home or an addition to your investment portfolio, this Varsity property offers comfort, flexibility, and a location you’ll love. Book your private showing today!