



GRASSROOTS
REALTY GROUP

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4421 Vissar Crescent NW
Calgary, Alberta

MLS # A2349534



\$599,000

Division:	Varsity		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	909 sq.ft.	Age:	1964 (62 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: n/a

Open House: Saturday, Oct 10, 2-4 pm | This updated mid-century modern bungalow offers an excellent opportunity for investors and first-time buyers alike. Set in a quiet, convenient northwest location, it's close to schools, Market Mall, the North LRT, the University of Calgary and the Foothills Hospital. At the heart of the home is a professionally renovated kitchen, complete with maple cabinetry, quartz countertops, stainless steel appliances, a heavy-gauge stainless-steel sink and a custom island crafted from Pacific red alder. The open-plan main great room is bright and welcoming, with fresh paint, durable vinyl floors and a flexible layout perfect for everyday living as well as entertaining. Two upstairs bedrooms have brand new carpet and share a spacious, updated family bathroom. Most of the previous basement development has been removed, giving you a clean slate to create the space that best suits your needs—whether that's additional living space or an extended family area with a separate entrance. The home has been carefully maintained and thoughtfully updated throughout the years with improvements including: newer main-level windows (2013), a roof replacement (2019), new exterior doors (2021), a hot water tank and electrical panel with new wiring to the main floor (2021), and main-floor washer and dryer hookups (2021). The washer was replaced in 2022 and the dryer in 2026. Brand new concrete steps with solid core concrete (2026). Mold and asbestos testing was completed in 2023, with "negative" results. Outside, the rare pie-shaped lot (with a brand-new fence and re-built concrete patio) offers plenty of room to enjoy the outdoors, even with the future addition of a double garage. Move-in ready, this welcoming home offers a flexible layout, quality updates and a sought-after northwest location.

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