



3932 Varsity Drive Calgary Alberta

\$670,000

ATTENTION INVESTORS AND DEVELOPERS... AND FAMILIES. Large 2 storey Home, perched on an elevated 57x100 lot in the highly sought-after NW community Varsity. Welcome to this south-west facing Home, also REVENUE MAKER with an Illegal-Suite, perfect with separate entrance. 4 bedrooms Up, along with a 4-pieces bathroom and an extra 2 pieces bathroom, on main floor. Entering the home, Sunlight pours through large windows, illuminating hardwood floors that graces most the main level, creating a welcoming ambiance throughout. The living room flows seamlessly into the dining area, the generous living room leads to the dining room and spacious kitchen. The deck has been removed, but you have a huge backyard to build one perfect for your family's needs. UPSTAIRS, 4 good size bedrooms and the full bathroom... carpet has seen better days... With over sqft 2,100 of developed area. DOWNSTAIRS, the basement ilegal-suite has a large living room, with 3 legal egress windows, one bedroom and one 3 piece bathroom (shower).. The lower level is currently rented for \$950+third part of utilities (Important: Is already arrange a monthly lease increase to \$1,200 from November 1st. The Laundry room is currently located in the mechanical room... but good news, there is also connections on main floor to add a second pair of washer and dryer. For your vehicles, you have a concrete car port, and enough space to park your RV. Come see!This property presents an amazing opportunity to raise your family in this sought-after community, One block to Varsity Acres School, two blocks from Varsity Community Center with Tennis courts, and walking distance to the neighbourhood plaza and all schools in the Community. Also, conveniently close to the University of Calgary, Foothills and Alberta Children's Hospitals, Brentwood C-train, Silver Springs golf course, and with an easy commute to downtown. New RP...

Primary Bedroom 12.42 Ft x 11.92 Ft

Bedroom 12.50 Ft x 8.42 Ft

Bedroom 10.50 Ft x 8.92 Ft

Bedroom 12.42 Ft x 8.58 Ft

4pc Bathroom 8.25 Ft x 4.92 Ft

Bedroom 10.67 Ft x 9.08 Ft

Kitchen 12.33 Ft x 5.42 Ft

3pc Bathroom 5.25 Ft x 4.92 Ft

Living room 17.50 Ft x 12.42 Ft

Dining room 11.33 Ft x 9.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

Mirror

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Family room 11.67 Ft x 10.00 Ft

Dining room 10.00 Ft x 6.58 Ft

Kitchen 11.58 Ft x 11.33 Ft

2pc Bathroom 5.25 Ft x 5.17 Ft