



3947 Vancouver Crescent Calgary Alberta

\$739,900

OPEN HOUSE SAT MAY 3rd, 1-3:30pm. Charming bungalow nestled on a CORNER LOT in the highly desirable inner-city community of Varsity. This home offers a perfect blend of comfort, space, and location, ideal for families or investors alike. The FRESHLY PAINTED main floor features a SPACIOUS LIVING ROOM WITH LARGE WINDOWS, flooding the space with natural light, and a cozy fireplace for relaxing evenings. The well-appointed kitchen and dining room make entertaining a breeze. 3 generously sized bedrooms and a 4-piece bathroom complete the main level. The FULLY FINISHED LOWER LEVEL has a SEPARATE ENTRANCE, adding flexibility for extended family living or a secondary suite (subject to approval and permitting by the city/municipality). It includes a large recreation room with a bar and 2nd fireplace, a 3-piece bathroom, and a large laundry/storage area. Outside, enjoy the FENCED BACKYARD, perfect for summer gatherings, and a DOUBLE-DETACHED GARAGE, offering ample parking and storage. Don't miss your chance to own this versatile home in a prime location close to schools, Market Mall, University of Calgary, parks, transit, and more! (id:6769)

3pc Bathroom 5.50 Ft x 4.58 Ft

Laundry room 17.42 Ft x 8.67 Ft

Recreational, Games room 34.67 Ft x 26.42 Ft

Kitchen 10.75 Ft x 10.25 Ft

Dining room 12.33 Ft x 7.25 Ft

Bedroom 10.92 Ft x 10.17 Ft

4pc Bathroom 10.00 Ft x 7.00 Ft

Bedroom 10.00 Ft x 7.92 Ft

Primary Bedroom 13.50 Ft x 10.00 Ft

Other 5.42 Ft x 3.42 Ft

Living room 14.75 Ft x 15.33 Ft

Listing Presented By:



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