



# 3727 Valdes Place Calgary Alberta

\$880,000

Solid brick bungalow in Varsity generating \$5,975/month rental income with 8 bedrooms and 4.5 bathrooms. Main floor offers 4 bedrooms and 3 full baths (2 baths + 1 bedroom renovated in 2024). Lower level is fully developed with 4 bedrooms, 1.5 baths and its own laundry. Recent upgrades: 2 new washer/dryer sets, 2 new refrigerators, new stove & hood fan, hot water tank, high-efficiency furnace, updated windows, and durable metal roof. Corner lot with west-facing backyard, mature trees, and oversized 24x22 double garage plus ample street parking. Recently re-zoned, offering future redevelopment potential. Prime Varsity location--steps to Brentwood LRT, U of C, Market Mall, Foothills & Children's Hospitals, top schools, and shopping. Excellent long-term hold or portfolio addition. (id:6769)

- Other 11.67 Ft x 11.92 Ft
- Laundry room 3.25 Ft x 2.50 Ft
- Other 11.67 Ft x 17.83 Ft
- 3pc Bathroom 4.00 Ft x 8.42 Ft
- Bedroom 7.83 Ft x 13.08 Ft
- Bedroom 15.08 Ft x 12.17 Ft
- Bedroom 11.83 Ft x 10.92 Ft
- Bedroom 12.58 Ft x 10.42 Ft
- Furnace 3.92 Ft x 4.50 Ft
- Furnace 3.67 Ft x 4.00 Ft

- Living room 11.83 Ft x 9.17 Ft
- Other 15.00 Ft x 9.25 Ft
- Other 7.08 Ft x 6.33 Ft
- Primary Bedroom 12.08 Ft x 10.33 Ft
- 3pc Bathroom 6.42 Ft x 4.67 Ft
- Bedroom 9.50 Ft x 9.58 Ft
- Bedroom 9.00 Ft x 14.67 Ft
- Bedroom 11.83 Ft x 9.42 Ft
- 3pc Bathroom 5.58 Ft x 9.33 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)