

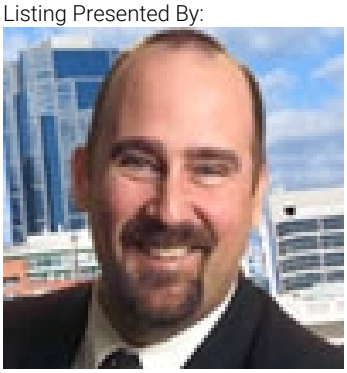
4500 39 Street Calgary Alberta

$450,000

3 BEDS | 1.5 BATHS | 1,878 SQFT TOTAL | 4-LEVEL SPLIT | VARSITY | RENOVATED | PRIVATE FENCED PATIO | EXPOSED BEAMS | WOOD-BURNING FIREPLACE | LARGE SOUTH-FACING WINDOWS | PRIVATE PRIMARY RETREAT | QUICK POSSESSION AVAILABLERarely do homes come for sale in this well managed complex, full of character and tucked into one of Varsity's most desirable locations, this renovated 4-level split offers 1,863 sqft of total space with a layout that stands apart from the typical townhouse. Exposed beams, skylights, a wood-burning fireplace and large south-facing windows give the home warmth, personality and plenty of natural light.The main level features an updated kitchen with spacious living and dining areas, while the multi-level design provides great separation throughout. Two bedrooms are located on the upper level, with the primary bedroom privately situated on its own floor alongside a half bathroom.The unfinished basement offers excellent storage and future development potential, with space to potentially add another bedroom and bathroom.Outside, enjoy a large fully fenced private patio, along with a natural gas hookup perfect for summer BBQ's. Oxford Mews is a pet-friendly complex featuring mature landscaping, walking paths, community gardens and a shared fire pit.Minutes from Market Mall, the University of Calgary, Alberta Children's Hospital, LRT, Bow River pathways, schools and Crowchild Trail. A unique Varsity home with character, privacy and an unbeatable location. Quick possession available. (id:6769)

Bedroom 11.08 Ft x 13.58 Ft
Bedroom 8.83 Ft x 9.92 Ft
Storage 8.67 Ft x 3.00 Ft
Other 17.75 Ft x 29.50 Ft
2pc Bathroom 4.00 Ft x 6.25 Ft
Primary Bedroom 16.00 Ft x 13.08 Ft
4pc Bathroom 7.00 Ft x 8.17 Ft
Dining room 18.17 Ft x 8.25 Ft
Kitchen 7.50 Ft x 9.00 Ft
Living room 18.17 Ft x 12.08 Ft

Listing Presented By:



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

Phone: 403-259-4141
darylcarlson@shaw.ca