



4712 Vegas Road Calgary Alberta

\$799,900

This beautifully renovated bungalow with A LEGAL BASEMENT SUITE is located on a quiet street in the highly desirable community of Varsity Acres and offers approximately 2,500 sq. ft. of living space, including 6 BEDROOMS and 4 BATHROOMS. The Main Floor features a bright and functional layout with three spacious bedrooms, a large L-shaped living and dining area ideal for entertaining, and an eat-in kitchen with ample counter and cupboard space. The primary bedroom includes a private 2-piece ensuite, while a 4-piece main bathroom serves the remaining bedrooms. Recent upgrades include luxury vinyl plank flooring throughout, fresh paint, updated windows with modern coverings, new light fixtures and smoke detectors, newer appliances, a high-efficiency furnace (2021), and a 50-gallon hot water tank (2025). The main level also offers a separate entrance, access to a private portion of the landscaped east-facing backyard with a dedicated BBQ area, and direct access to an oversized single attached garage. The fully legal basement suite, built in 2021, with a separate backyard and single parking pad, mirrors the upper level in size, with approximately 1,250 sq. ft. of thoughtfully designed living space. It includes three generous bedrooms with large legal-sized windows, two full bathrooms, a modern kitchen with stainless steel appliances, an independent laundry, and its own high-efficiency furnace and thermostat. Enhanced soundproofing with upgraded insulation, along with a new subfloor and luxury vinyl plank flooring, ensures comfort and quiet year-round. The suite also benefits from a private entrance, dedicated parking, and a separate outdoor BBQ area. Outside, the property boasts a landscaped, fenced east-facing backyard with ample green space, upgraded fencing, and back-lane access. Ideally situated within walking distance to the University of Calgary, Brentwood C-Train...

Bedroom 9.50 Ft x 13.17 Ft
Kitchen 11.00 Ft x 7.67 Ft
Bedroom 12.50 Ft x 12.33 Ft
Living room 19.00 Ft x 12.33 Ft
Bedroom 12.00 Ft x 12.33 Ft
Den 8.50 Ft x 9.67 Ft

Primary Bedroom 13.33 Ft x 12.33 Ft
Kitchen 13.42 Ft x 12.92 Ft
Bedroom 12.50 Ft x 8.92 Ft
Dining room 12.50 Ft x 7.08 Ft
Bedroom 9.08 Ft x 9.83 Ft
Foyer 3.92 Ft x 3.75 Ft

Listing Presented By:



Originally Listed by:
Homecare Realty Ltd.

RE/MAX Realty Professionals

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4pc Bathroom Measurements not available

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Living room 12.92 Ft x 22.50 Ft

4pc Bathroom Measurements not available

2pc Bathroom Measurements not available