

**4020 Varsity Drive NW**  
**Calgary, Alberta**

**MLS # A2257951**



**\$840,000**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** na

Open House: October 4, 12 - 2 PM Welcome to this stunningly renovated home in the desirable Varsity community, where every detail has been thoughtfully considered. With a modern open floor plan and luxury vinyl plank flooring throughout, this residence is perfect for both relaxed living and stylish entertaining. The main level features a bright family room highlighted by a striking fireplace wall, a spacious dining area, and a chef's kitchen equipped with brand-new appliances, a large island, quartz countertops, and under-cabinet lighting. The primary bedroom includes a private 2-piece ensuite, complemented by two additional generously sized bedrooms and a full bathroom. The fully developed basement is ideal for family gatherings or hosting guests, featuring a large recreation room with another elegant fireplace wall, two additional bedrooms, and a sleek 3-piece bathroom with a seamless glass shower. You'll also enjoy the convenience of a brand-new washer and dryer, along with a new furnace and hot water tank for added peace of mind. Step outside to the professionally landscaped backyard, perfect for summer BBQs, and take advantage of the double detached garage for ample parking. Conveniently located near top-rated schools, Market Mall, the University of Calgary, and public transit, this home offers the perfect blend of luxury, comfort, and convenience. Don't miss out on this exceptional opportunity!