

3947 Vancouver Crescent NW  
Calgary, Alberta

MLS # A2215999

\$739,900

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,137 sq.ft.	Age:	1963 (62 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, No Smoking Home, Separate Entrance		

Inclusions: N/A

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!