

4932 Vanguard Road NW
Calgary, Alberta

MLS # A2231762

\$699,990

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,113 sq.ft.	Age:	1966 (59 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Double Garage Detached, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Other, Private, Rectang		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, See Remarks, Storage		

Inclusions: N/A

Welcome to the prestigious community of Varsity, where this beautifully updated bungalow sits on a quiet street, just steps from countless amenities. With 5 bedrooms and 2 full bathrooms, this home offers appeal for families, professionals, or savvy investors. Step inside to a bright, open-concept layout filled with natural light, featuring a large living/family room with an impressive bay window. The renovated kitchen boasts sleek white cabinetry, quartz countertops, a huge apron farmhouse sink, stainless steel appliances, a tile backsplash, and a charming boxed-out bay window over the sink. Enjoy both a formal dining area and a cozy breakfast nook—ideal for entertaining or everyday living. The main floor includes 3 spacious bedrooms and a beautifully renovated bathroom with a tiled stand-up shower and modern lighting. The lower level is fully developed with a generous family room, additional den, two more bedrooms, a large soaker tub in the second 4-piece bathroom, a laundry area and ample storage. Notable upgrades include new flooring throughout most of the home, fresh paint, a newer roof, 50-gallon water heater (2015), and updated eavestroughs, soffits, fascia, and downspouts (2022). The low maintenance landscaped front yard and fully fenced, south-facing backyard offer privacy and sunshine. A bonus oversized double detached garage—partially insulated and drywalled—adds incredible value, with paved alley access. This is a move-in ready opportunity in one of Calgary’s most desirable communities. Don’t miss your chance to call Varsity home!