

\$739,900 - 3947 Vancouver Crescent Nw, Calgary

MLS® #A2215999

\$739,900

3 Bedroom, 2.00 Bathroom, 1,137 sqft

Residential on 0.13 Acres

Varsity, Calgary, Alberta

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 potential suite development. 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.

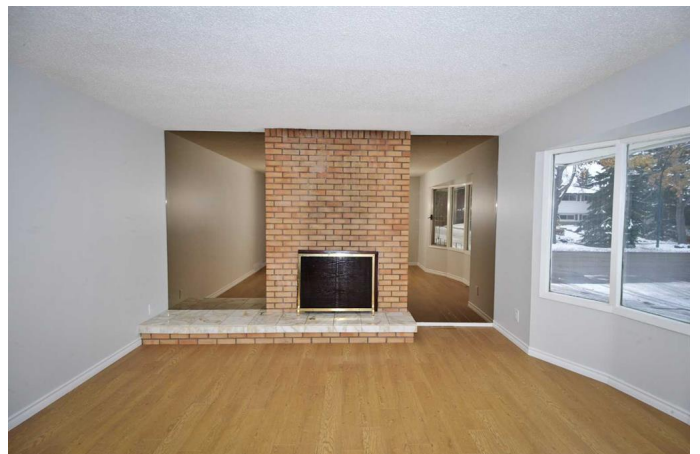
Don't miss your chance to own this versatile home in a prime location close to schools, Market Mall, University of Calgary, parks, transit, and more!

Built in 1963

Essential Information

MLS® #

A2215999



Price	\$739,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,137
Acres	0.13
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3947 Vancouver Crescent Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A0M2

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

Interior

Interior Features	Bar, Built-in Features, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Rectangular Lot

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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