

# \$749,900 - 3812 Vancouver Crescent Nw, Calgary

MLS® #A2215168

**\$749,900**

4 Bedroom, 2.00 Bathroom, 1,159 sqft

Residential on 0.12 Acres

Varsity, Calgary, Alberta

Here in the highly-desirable Northwest Calgary community of Varsity is this terrific family bi-level, located on this quiet crescent within walking distance to bus stops, community centre & Varsity Acres School. Offering a total of 4 bedrooms + den, this fully finished home enjoys vinyl plank floors & 2 full baths, eat-in kitchen with oak cabinets, fenced backyard with covered deck & loads of parking in the detached 2 car garage & parking pad. Available for quick possession, this great-sized home has a wonderful floorplan featuring the spacious living room with built-in bookcases, open concept formal dining room & oak kitchen with white appliances including GE dishwasher & fridge, & access onto the covered deck. Three bedrooms on the main floor highlighted by the primary bedroom with big closet. The full bathroom has 2 sinks, tile floors & shower/tub combo. The lower level is finished with a 4th bedroom & office, full bathroom & L-shaped rec room with built-in bookcases; plus loads of closet & storage space, & laundry area with sink & access into the enclosed patio/mudroom & backyard. Recent updates include hot water tank in 2023, furnace in 2022, garage door opener in 2023, vinyl plank floors in 2022, interior paint in 2022 as well as lighting in the primary bedroom/kitchen/dining room/main floor bathroom in 2022. The garage has a workbench & heater (never been used). Prime location with shopping at all area centers (Shaganappi Village, Market Mall, Dalhousie



Station, Northland Village, Crowfoot Centre, etc) only moments away, & easy access to University of Calgary & University District, transit (both bus & LRT), Foothills Medical Centre, Bowmont Park & downtown.

Built in 1964

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2215168    |
| Price          | \$749,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,159       |
| Acres          | 0.12        |
| Year Built     | 1964        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 3812 Vancouver Crescent Nw |
| Subdivision | Varsity                    |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3A 0M1                    |

### **Amenities**

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                             |
| Parking        | Alley Access, Double Garage Detached, Garage Faces Rear, Parking Pad, Unpaved |
| # of Garages   | 2                                                                             |

### **Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Double Vanity, Separate Entrance, Storage           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Window |

|              |                                |
|--------------|--------------------------------|
|              | Coverings, Water Conditioner   |
| Heating      | Forced Air, Natural Gas        |
| Cooling      | None                           |
| Has Basement | Yes                            |
| Basement     | Exterior Entry, Finished, Full |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Private Yard                                                  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                               |
| Construction      | Stucco, Wood Frame, Wood Siding                               |
| Foundation        | Poured Concrete                                               |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 1                |
| Zoning         | R-CG             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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