

# \$880,000 - 3727 Valdes Place Nw, Calgary

MLS® #A2259312

## \$880,000

8 Bedroom, 5.00 Bathroom, 1,193 sqft  
Residential on 0.15 Acres

Varsity, Calgary, Alberta



Solid brick bungalow in Varsity generating \$5,975/month rental income with 8 bedrooms and 4.5 bathrooms. Main floor offers 4 bedrooms and 3 full baths (2 baths + 1 bedroom renovated in 2024). Lower level is fully developed with 4 bedrooms, 1.5 baths and its own laundry. Recent upgrades: 2 new washer/dryer sets, 2 new refrigerators, new stove & hood fan, hot water tank, high-efficiency furnace, updated windows, and durable metal roof. Corner lot with west-facing backyard, mature trees, and oversized 24x22 double garage plus ample street parking. Recently re-zoned, offering future redevelopment potential. Prime Varsity location—steps to Brentwood LRT, U of C, Market Mall, Foothills & Children’s Hospitals, top schools, and shopping. Excellent long-term hold or portfolio addition.

Built in 1965

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2259312  |
| Price          | \$880,000 |
| Bedrooms       | 8         |
| Bathrooms      | 5.00      |
| Full Baths     | 4         |
| Half Baths     | 1         |
| Square Footage | 1,193     |
| Acres          | 0.15      |

|            |             |
|------------|-------------|
| Year Built | 1965        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3727 Valdes Place NW |
| Subdivision | Varsity              |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2L 2A2              |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking                             |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Finished, Full                                         |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Playground                       |
| Lot Description   | Corner Lot, Level, Irregular Lot |
| Roof              | Metal                            |
| Construction      | Brick, Wood Frame                |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 30                   |



|                        |                 |
|------------------------|-----------------|
| Zoning                 | R-CG            |
| <b>Listing Details</b> |                 |
| Listing Office         | TrustPro Realty |



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