

# \$875,000 - 4020 Varsity Drive Nw, Calgary

MLS® #A2245367

**\$875,000**

5 Bedroom, 3.00 Bathroom, 1,120 sqft  
Residential on 0.12 Acres

Varsity, Calgary, Alberta

Open House, Aug 30, 1 - 3 pm. Welcome to this beautifully renovated home in the highly sought-after community of Varsity, where no expense has been spared. Featuring a modern open floor plan and luxury vinyl plank flooring throughout, this home is designed for both comfortable living and stylish entertaining.

On the main level, you'll find a bright and inviting family room with a show-stopping fireplace feature wall, a spacious dining area, and a chef's kitchen complete with brand-new appliances, a massive island, quartz countertops, and under-cabinet lighting. The primary bedroom offers a private 2-piece ensuite, while two additional generously sized bedrooms and a full bathroom complete the main floor.

The fully developed basement is perfect for family life or hosting guests, boasting a large recreation room with another beautiful fireplace feature wall, two more bedrooms, and a sleek 3-piece bathroom with a seamless glass shower. You'll also appreciate the brand-new washer and dryer, as well as a new furnace and hot water tank for peace of mind.

Enjoy summer BBQs in the professionally landscaped backyard and park comfortably in the double detached garage.

This home is ideally located close to top-rated schools, Market Mall, the University of



Calgary, transit, and more. A perfect blend of luxury, comfort, and convenience – this is one you won’t want to miss!

Built in 1965

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2245367    |
| Price          | \$875,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,120       |
| Acres          | 0.12        |
| Year Built     | 1965        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 4020 Varsity Drive Nw |
| Subdivision | Varsity               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3A 0Z6               |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                     |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer |
| Heating           | Central                                                            |

|                 |                |
|-----------------|----------------|
| Cooling         | None           |
| Fireplace       | Yes            |
| # of Fireplaces | 2              |
| Fireplaces      | Electric       |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Other                |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Wood Frame           |
| Foundation        | Poured Concrete      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 22               |
| Zoning         | R-CG             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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