

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

MLS® #A2259312

\$880,000

8 Bedroom, 5.00 Bathroom, 1,193 sqft
Single Family on 0.15 Acres

Varsity, Calgary, Alberta



Solid brick bungalow in Varsity generating \$5,900/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 locationâ€”steps to Brentwood LRT, U of C, Market Mall, Foothills & Childrenâ€™s Hospitals, top schools, and shopping. Excellent long-term hold or portfolio addition. (id:6289)

Built in 1965

Essential Information

Listing #	A2259312
Price	\$880,000
Bedrooms	8
Bathrooms	5.00
Half Baths	1
Square Footage	1,193
Acres	0.15
Year Built	1965

Type Single Family
Sub-Type Freehold
Style Bungalow

Community Information

Address 3727 Valdes Place Nw
Subdivision Varsity
City Calgary
Province Alberta
Postal Code T2L2A2

Amenities

Amenities Park, Playground, Schools, S
Features No Animal Home, No Smoking
Parking Spaces 4
Parking Attached Garage
of Garages 2

Interior

Appliances Refrigerator, Dishwasher, S
Washer & Dryer
Heating Natural gas Forced air
Cooling None
of Stories 1
Has Basement Yes

Exterior

Exterior Brick
Construction Wood frame
Foundation Poured Concrete

Listing Details

Listing Office TrustPro Realty



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