



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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ASSOCIATE

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4536 Vandergrift Crescent NW  
Calgary, Alberta

MLS # A2244554



**\$739,900**

Division:	Varsity		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,120 sq.ft.	Age:	1965 (60 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Separate Entrance		

Inclusions: n/a

Welcome to a well located 4 level split in the heart of east Varsity Acres. This well cared for property is in close proximity to Varsity Acres school (Elementary) and a junior high French immersion school. Home is situated on a quiet street and is walking distance to Shaganappi Plaza and Market Mall. The main floor has a large kitchen and spacious living room. The kitchen was updated in 2018 with newer flooring and new appliances. The windows on the main and upper level along with the roof on the home and detached garage were also replaced in 2018. There is access off the kitchen to a large deck that is covered with a gazebo and an awning. The yard faces east and has lots of depth for kids to play. There is a walk up entry from the rear that provides access to the 3rd level and there is an oversized (24x24ft) detached garage along with an 16 ft apron to park another vehicle. The upper level of the home has 3 bedrooms and a 4 piece bathroom. The 3rd level (lower) has a large living room with a gas fireplace. There is a 2 piece bathroom and a room that could be a bedroom for guests. The 4 level has a spacious rec room that has options for use. The laundry and mechanical room are also on this level. Don't miss this well cared for property. Book your showing today!