

# \$739,900 - 3947 Vancouver Crescent Nw, Calgary

MLS® #A2215999

**\$739,900**

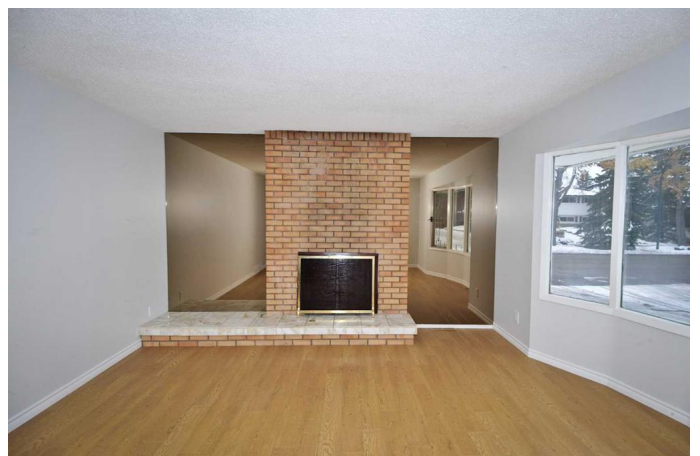
3 Bedroom, 2.00 Bathroom, 1,137 sqft  
Residential on 0.13 Acres

Varsity, Calgary, Alberta

OPEN HOUSE SAT MAY 3rd, 1-3:30pm.  
Charming bungalow nestled on a CORNER LOT in the highly desirable inner-city community of Varsity. This home offers a perfect blend of comfort, space, and location, ideal for families or investors alike. The FRESHLY PAINTED main floor features a SPACIOUS LIVING ROOM WITH LARGE WINDOWS, flooding the space with natural light, and a cozy fireplace for relaxing evenings. The well-appointed kitchen and dining room make entertaining a breeze. 3 generously sized bedrooms and a 4-piece bathroom complete the main level. The FULLY FINISHED LOWER LEVEL has a SEPARATE ENTRANCE, adding flexibility for extended family living or a secondary suite (subject to approval and permitting by the city/municipality). It includes a large recreation room with a bar and 2nd fireplace, a 3-piece bathroom, and a large laundry/storage area. Outside, enjoy the FENCED BACKYARD, perfect for summer gatherings, and a DOUBLE-DETACHED GARAGE, offering ample parking and storage. Don't miss your chance to own this versatile home in a prime location close to schools, Market Mall, University of Calgary, parks, transit, and more!

Built in 1963

## Essential Information



MLS® #	A2215999
Price	\$739,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,137
Acres	0.13
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	3947 Vancouver Crescent Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A0M2

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

### Interior

Interior Features	Bar, Built-in Features, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning, Brick Facing
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard, Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	16
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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