

4411 53 Street NW
Calgary, Alberta

MLS # A2271050



\$749,000

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,337 sq.ft.	Age:	1972 (53 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Front Yard, Garden, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: All kitchen appliances in the basement, Shed at Back Yard, Table and Chair in Kitchen Basement

RENOVATED LARGE BUNGALOW | 6 BEDROOMS, 2.5 BATHROOM! | DOUBLE GARAGE | ILLEGAL SUITE | 7,868 SQFT LOT | NEWER WINDOWS | Discover exceptional value and versatility in this 1,337 sq ft bungalow located in the sought-after community of Varsity, NW Calgary. With 6 bedrooms, 2.5 bathrooms, sitting on a generous 7,868 sq ft lot, 4411 53 Street NW offers the perfect blend of space, comfort, and opportunity. The house has gone through many renovations over the years, with vinyl flooring, modern kitchen backsplashes, 2 sets of laundry on the main floor and basement for your convenience, fresh paints, new lighting systems. The main floor boasts a very spacious living room, kitchen and dining are connected with a balcony for enjoyable meal time together. The primary bedroom includes a private 2-piece ensuite, while two additional bedrooms and a full 4-piece bath complete the main level. Downstairs, the fully developed basement offers three more bedrooms, a large rec room, a second full bathroom, and a separate entrance—ideal for a secondary suite (subject to city approval). Outside, enjoy a private, west-facing backyard with mature trees, a patio area. The home has a double detached garage and a parking drive way providing plenty of parking area for your family and guests. This home is located just minutes from the University of Calgary, Market Mall, Foothills Hospital, the LRT, surrounded by beautiful parks and walking path. Whether you're a growing family, investor, or homeowner seeking space and flexibility, this property is a rare find in an unbeatable location. Don't miss out on this special property — opportunities like this in the NW don't stay on the market long. Contact your realtor today to schedule your private viewing and make 4411 53 St NW your new home.