

**3703 Valdes Place NW  
Calgary, Alberta**

**MLS # A2282035**



# \$850,000

|                    |                          |                   |      |
|--------------------|--------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle          | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Partial                  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete          | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Granite Counters         |                   |      |

**Inclusions:** Central Vacuum system is as is

Welcome to this bright and sunny 4-level split located on a corner lot in the desirable community of Varsity. This home offers 3 bedrooms, 2 full bathrooms, and a private yard, making it an excellent option for families or investors. The main level features a spacious entryway, a cozy family room with a wood-burning fireplace, a large laundry room with a new washing machine, and a full bathroom. The kitchen level offers granite countertops, stainless steel appliances, and built-in cabinetry for added storage. The open-concept dining and living areas are filled with natural light from large windows, creating a warm and inviting space. Upstairs, you'll find three well-sized bedrooms and a 4-piece bathroom. The finished basement includes a large open recreation room with a bar, wood-burning fireplace, and built-in Murphy bed, along with abundant storage in the crawl space. Recent updates to the home include a brand-new roof installed in 2025. Outside, enjoy a fully fenced and large private backyard with a single detached garage and a concrete RV parking pad. Ideally located within walking distance to the University of Calgary and a 9 minute walk to the LRT Station, this is a fantastic opportunity in a prime location.