

**3703 Valdes Place NW
Calgary, Alberta**

MLS # A2282035

\$850,000



Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Partial

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: 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.