

5031 Vienna Drive NW  
Calgary, Alberta

MLS # A2288045



## \$960,000

|                  |                                                                    |               |                   |
|------------------|--------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Varsity                                                            |               |                   |
| <b>Type:</b>     | Residential/House                                                  |               |                   |
| <b>Style:</b>    | Bungalow                                                           |               |                   |
| <b>Size:</b>     | 1,755 sq.ft.                                                       | <b>Age:</b>   | 1968 (58 yrs old) |
| <b>Beds:</b>     | 5                                                                  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached                                             |               |                   |
| <b>Lot Size:</b> | 0.16 Acre                                                          |               |                   |
| <b>Lot Feat:</b> | Back Lane, Fruit Trees/Shrub(s), Lawn, Many Trees, Rectangular Lot |               |                   |

|                    |                                                    |                   |      |
|--------------------|----------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                         | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Tile, Vinyl Plank                                  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                    | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                               | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, Wood Frame                               | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                    | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island, Laminate Counters, No Smoking Home |                   |      |

**Inclusions:** Garage Heater

Welcome to this extensively upgraded 1,754 sq. ft. oversized bungalow in the highly sought-after community of Varsity &mdash; a move-in ready home that perfectly blends comfort, style, and location. Freshly updated with new paint, new flooring throughout, and new lighting, this home offers a bright, modern feel from the moment you step inside. The spacious living and dining area is filled with natural light from a large front window and anchored by a cozy wood-burning fireplace, creating a warm and inviting space to gather with family and friends. At the rear of the home, the thoughtfully updated kitchen features abundant counter space, ample cabinetry, and two brand new wall ovens &mdash; ideal for everyday living and effortless entertaining. The charming breakfast nook flows seamlessly into the family room, where sliding patio doors open onto a large sunny south-facing deck &mdash; perfect for summer barbecues, morning coffee, or simply relaxing in the sun. The main floor offers a generous primary bedroom with its own private 2-piece ensuite, two additional well-sized bedrooms, and a beautifully renovated 4-piece bathroom. Downstairs, the fully developed lower level expands your living space with an expansive family room featuring a second wood-burning fireplace, a 3-piece bathroom, a large laundry room with sink and new washer and dryer, and extensive storage. Three additional versatile rooms provide endless possibilities &mdash; ideal for home offices, hobby rooms, or a fitness area. Outside, the oversized double garage is a standout feature, complete with an 8' door, heated workshop area, and full insulation and drywall &mdash; perfect for projects, storage, or year-round use. The location truly can't be beat &mdash; just steps to scenic walking trails leading to the Dalhousie LRT, and minutes from schools, playgrounds, Market Mall,

Shaganappi Village, Northland Village Mall, the University of Calgary, Foothills Medical Centre, and downtown. With its generous layout, extensive upgrades, and unbeatable location, this is a rare opportunity to own a turnkey home in one of Calgary’s most desirable neighbourhoods. Book your private showing today!