

3727 Valdes Place NW  
Calgary, Alberta

MLS # A2259312



**\$880,000**

|           |                                  |        |                   |
|-----------|----------------------------------|--------|-------------------|
| Division: | Varsity                          |        |                   |
| Type:     | Residential/House                |        |                   |
| Style:    | Bungalow                         |        |                   |
| Size:     | 1,193 sq.ft.                     | Age:   | 1965 (60 yrs old) |
| Beds:     | 8                                | Baths: | 4 full / 1 half   |
| Garage:   | Double Garage Attached           |        |                   |
| Lot Size: | 0.15 Acre                        |        |                   |
| Lot Feat: | Corner Lot, Irregular Lot, Level |        |                   |

|             |                                 |            |      |
|-------------|---------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas         | Water:     | -    |
| Floors:     | Hardwood, Tile                  | Sewer:     | -    |
| Roof:       | Metal                           | Condo Fee: | -    |
| Basement:   | Finished, Full                  | LLD:       | -    |
| Exterior:   | Brick, Wood Frame               | Zoning:    | R-CG |
| Foundation: | Poured Concrete                 | Utilities: | -    |
| Features:   | No Animal Home, No Smoking Home |            |      |

Inclusions: N/A

Solid brick bungalow in Varsity generating \$5,975/month rental income with 8 bedrooms and 4.5 bathrooms. Main floor offers 4 bedrooms and 3 full baths (2 baths + 1 bedroom renovated in 2024). Lower level is fully developed with 4 bedrooms, 1.5 baths and its own laundry. Recent upgrades: 2 new washer/dryer sets, 2 new refrigerators, new stove & hood fan, hot water tank, high-efficiency furnace, updated windows, and durable metal roof. Corner lot with west-facing backyard, mature trees, and oversized 24x22 double garage plus ample street parking. Recently re-zoned, offering future redevelopment potential. Prime Varsity location—steps to Brentwood LRT, U of C, Market Mall, Foothills & Children's Hospitals, top schools, and shopping. Excellent long-term hold or portfolio addition.