

\$688,000 - 3731 Varsity Drive Nw, Calgary

MLS® #A2270506

\$688,000

6 Bedroom, 3.00 Bathroom, 1,463 sqft

Residential on 0.15 Acres

Varsity, Calgary, Alberta

Spacious Family Home in the Heart of Varsity

Welcome to this charming bungalow nestled on a beautiful, tree-lined corner lot in the highly desirable Varsity neighbourhood.

This spacious home offers 6 bedrooms and 3 bathrooms, perfect for large or extended families. You'll love the bright, open living spaces both upstairs and downstairs, providing comfort and privacy for everyone. The fully finished basement features a separate entrance and its own kitchen, making it ideal for in-laws or guests.

Over \$100,000 in upgrades have been completed in recent years, including a new roof (2023), new furnace, and other modern improvements. Enjoy your morning coffee on the front porch overlooking the peaceful green space or relax in the spacious front and back yards surrounded by mature trees.

Located in a prime area, you'll be within walking distance to the University of Calgary, Calgary Research Park, LRT station, and Brentwood Shopping Mall. Nearby schools include Varsity Acres Elementary, Simon Fraser Junior High, and Sir Winston Churchill High School, some of Calgary's best. Conveniently close to parks, restaurants, shops, and public transit, this home truly offers everything you need right at your doorstep.



Currently generating \$3,700/month in rental income, this property is perfect as a family home or an excellent investment opportunity in one of Calgary’s most sought-after neighbourhoods.

Built in 1966

Essential Information

MLS® #	A2270506
Price	\$688,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,463
Acres	0.15
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3731 Varsity Drive Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1Z8

Amenities

Parking Spaces	1
Parking	Parking Pad

Interior

Interior Features	Built-in Features, No Animal Home, Open Floorplan, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Living Room, Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Dog Run, Private Yard, Storage
Lot Description	Corner Lot, Irregular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 12th, 2025
Days on Market	8
Zoning	R-CG

Listing Details

Listing Office	Kingsland Realty
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