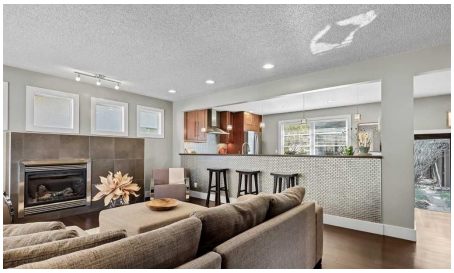
4731 Vanguard Place NW

Calgary | Active | MLS® A2352263

$799,999









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1965**	**1,091 sq. ft.**

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Listed by Real Broker

A closer look

Welcome to this beautifully renovated bungalow in the highly desirable community of Varsity, offering over 2,000 sq ft of developed living space, three bedrooms, three bathrooms, and a double detached garage. Thoughtfully designed with contemporary finishes throughout, the home features rich hardwood flooring, expansive windows, and an open-concept layout that creates a bright and welcoming atmosphere. The elegant living room is anchored by a sleek gas fireplace and flows seamlessly into the dining area and kitchen, providing an ideal setting for both everyday living and entertaining. The beautifully appointed kitchen showcases warm wood cabinetry, concrete countertops, a striking mosaic tile backsplash, under-cabinet lighting, and stainless steel appliances, including a gas range. An extended breakfast bar with seating adds both functionality and style. The sophisticated primary bedroom features an impressive custom-designed wardrobe with extensive built-in shelving, drawers, and hanging storage. The luxurious four-piece ensuite showcases contemporary tilework, a deep soaker tub, a glass-enclosed shower with three showerheads, and a modern vessel sink. A second bedroom and a stylish five-piece bathroom with dual sinks complete the main level. Downstairs, the fully developed basement provides an expansive recreation room with built-in speakers, ideal for a media room or entertaining. A third bedroom with French doors offers flexibility for guests or a home office, while a three-piece bathroom, dedicated laundry room, and additional storage add everyday convenience. Outside, the fully fenced backyard offers a peaceful setting with mature trees, established lilac bushes, a generous lawn, and a stone patio perfect for outdoor dining and relaxation. Varsity is one of Calgary's most established and sought-after communities, recognized for its tree-lined streets, excellent schools, parks, and extensive pathway network. St. Vincent de Paul, F.E. Osborne, Marion Carson, and Varsity Acres Schools are all within walking distance, along with the Varsity Community Association, featuring an outdoor rink and tennis courts, and Shaganappi Village Shopping Centre. Outdoor enthusiasts will appreciate the proximity to Varsity Ravine, Bowmont Park, Dale Hodges Park, and the Bow River pathway system. Shopping, dining, and everyday amenities are easily accessible at Market Mall, Northland Village, and the nearby University District. The University of Calgary, Foothills Hospital, and Alberta Children's Hospital are also just minutes away, while convenient access to transit and Crowchild Trail makes commuting throughout the city easy. Take advantage of your opportunity to see this incredible property in person, book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352263
Bedrooms	3
Bathrooms	3
Year Built	1965
Property Type:	Residential
Property Sub Type:	Detached

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,091 sq. ft.
Main Level Finished Area:	1,091 sq. ft.
Below Grade Finished Area:	999 sq. ft.
Acreage:	No
Lot Area:	5,608 sq. ft.
Lot Frontage:	50'11"
Front Exposure:	Northwest
Levels:	One
Total Rooms Above Grade:	4
Year built:	1965 (Age: 61)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	3615JK
Heating:	Baseboard, Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Composite Siding, Stucco
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Tile
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Lower Level
City Quadrant:	Northwest
Community:	Varsity
Appliances:	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	TV Wall Mounts & TV's (Primary Bedroom, Second Bedroom, Ensuite), Basement Speakers & TV Wall Mount
Restrictions:	None Known
Main Floor	Bedroom · 10'6" × 8'5" ·
Main Floor	Kitchen · 19'8" × 11'2" ·
Main Floor	Living Room · 17'6" × 14'11" ·
Main Floor	Bedroom - Primary · 14' × 10'7" ·
Basement	Bedroom · 14'10" × 13' ·

Basement	Laundry · 11'2" × 5'10" ·
Basement	Game Room · 23'2" × 20'4" ·
Basement	Storage · 7'5" × 3'6" ·
Basement	Storage · 7'4" × 3' ·
Basement	Furnace/Utility Room · 11'4" × 11'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths
Interior Features:	Closet Organizers, Double Vanity, French Door, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters
Exterior Features:	None
Patio And Porch Features:	Patio
Lot Features:	Fruit Trees/Shrub(s), Landscaped, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1
Listed Date:	Oct 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4731-vanguard-place-nw-calgary-a2352263/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.