

\$880,000 - 3727 Valdes Place Nw, Calgary

MLS® #A2259312

\$880,000

8 Bedroom, 5.00 Bathroom, 1,193 sqft
Residential on 0.15 Acres

Varsity, Calgary, Alberta



Solid brick bungalow in Varsity generating \$5,900/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 locationâ€”steps to Brentwood LRT, U of C, Market Mall, Foothills & Childrenâ€™s Hospitals, top schools, and shopping. Excellent long-term hold or portfolio addition.

Built in 1965

Essential Information

MLS® #	A2259312
Price	\$880,000
Bedrooms	8
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,193
Acres	0.15

Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3727 Valdes Place NW
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 2A2

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground
Lot Description	Corner Lot, Irregular Lot, Level
Roof	Metal
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2025
Days on Market	2



Zoning	R-CG
Listing Details	
Listing Office	TrustPro Realty



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