

\$735,000 - 4207 Villa Crescent Nw, Calgary

MLS® #A2269382

\$735,000

4 Bedroom, 2.00 Bathroom, 1,116 sqft

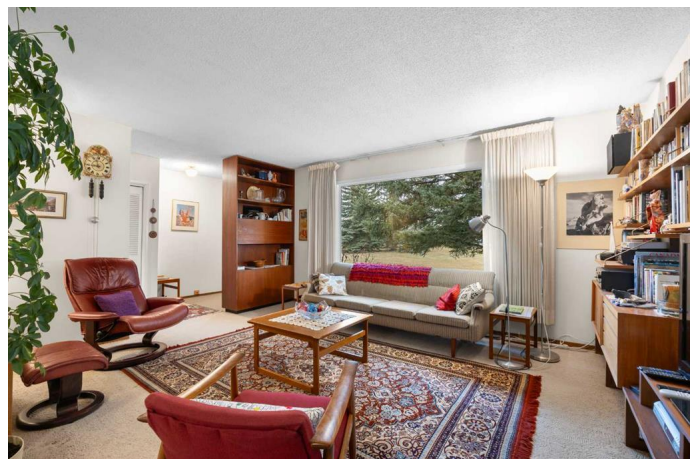
Residential on 0.14 Acres

Varsity, Calgary, Alberta

Welcome to this lovingly maintained four-level split in the established community of Varsity, offering 3+1 Bedrooms. A great family home, proudly owned by the original owner (first time on the market), it has been well cared for inside and out, with a functional layout and a south-facing, gardener-ready backyard. Located in a quiet Crescent and across from a small Park, walking distance to Brentwood C-train station, and close to U of C.

Step inside and you'll appreciate the functional layout: the main level features a spacious Living Room with big windows bathing the space in natural light, flowing into the Dining Room and a well-sized Kitchen with an eating area that leads directly to the backyard. The upper level offers three Bedrooms and a full Bath, ideal for everyday family living. On the 3rd level you'll find a large Family Room (currently used as a Bedroom, with closet space), another Bedroom and a Den—flexible space to suit your needs. The lowest level is built for recreation and utility: a spacious Recreation Room with a wood-burning fireplace (now fitted with an electric insert for ease), a workshop room with sink, 3-piece Bath, laundry area—and note, there is no PolyB piping.

Outside is where this home truly shines. The large south-facing backyard is fully landscaped and a gardener's delight, featuring



raspberry bushes, strawberry patches, a rose garden, and a variety of other fruits, herbs, and flowering plants—all lovingly tended. A patio invites casual gatherings, and the expansive yard leads to a heated detached single garage with back-lane access, which can also be used as a workshop, making it convenient and private.

Updates include a roof replacement in 2022/23, fence renewed in 2025, and fresh exterior paint in 2024—proof of attention to maintenance and care.

Located in Varsity, this home enjoys all the benefits of a mature and well-established community: tree-lined streets, green pathways, and park spaces. It’s just minutes from schools, shopping, transit, and the C-Train, with quick access to the University of Calgary, making it ideal for families and students alike. This is a rare opportunity to acquire a well-kept, functional home with a standout outdoor oasis in one of Calgary’s most desirable neighbourhoods.

Built in 1964

Essential Information

MLS® #	A2269382
Price	\$735,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,116
Acres	0.14
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	4207 Villa Crescent Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 2K2

Amenities

Parking Spaces	1
Parking	Heated Garage, Single Garage Detached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Garden, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Zoning	R-CG

Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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