

# \$1,199,900 - 4013 Vance Place Nw, Calgary

MLS® #A2247998

**\$1,199,900**

9 Bedroom, 4.00 Bathroom, 1,901 sqft

Residential on 0.18 Acres

Varsity, Calgary, Alberta

Fantastic investment opportunity in the sought-after community of Varsity! This full side by side bi-level duplex offers three separate living spaces and an unbeatable location just minutes from the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, schools, parks, shopping, and transit. 4013 Vance Place is split into two self contained units: the upper level features 2 spacious bedrooms, a 4-piece bathroom, in-suite laundry, hardwood floors, a bright living room, and a large eat-in kitchen with access to a private deck, while the lower level has a separate entrance, 2 bedrooms, a 3-piece bathroom, its own laundry, and comfortable living space—ideal for extended family. 4015 Vance Place is a full up-and-down unit with 5 bedrooms, a 4-piece bathroom, and a 3-piece bathroom, plus hardwood floors upstairs, an updated kitchen with newer appliances and garden door to a private deck, a spacious living room, and a large lower-level family room with oversized windows for an abundance of natural light. The oversized double detached garage is divided to provide each side with a private stall, and there is additional off-street parking for the lower 4013 illegal suite. Updates include lower-level windows on both sides (2020), hot water tanks (2022), and upgraded electrical panels and furnaces. Situated on a huge pie-shaped lot in a quiet cul-de-sac, this property offers a total of 9 bedrooms, 4 full bathrooms, 3 kitchens, and separate laundry for each unit, making it a



versatile and high-yield addition to any investment portfolio.

Built in 1967

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2247998               |
| Price          | \$1,199,900            |
| Bedrooms       | 9                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 1,901                  |
| Acres          | 0.18                   |
| Year Built     | 1967                   |
| Type           | Residential            |
| Sub-Type       | Duplex                 |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 4013 Vance Place Nw |
| Subdivision | Varsity             |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3A 0M7             |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Parking Spaces | 4                                                             |
| Parking        | Double Garage Detached, Garage Door Opener, Garage Faces Rear |
| # of Garages   | 2                                                             |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                         |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                 |
| Cooling           | None                                                                                    |
| Has Basement      | Yes                                                                                     |

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

## Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Private Yard                                            |
| Lot Description   | Back Lane, Cul-De-Sac, Front Yard, Lawn, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                         |
| Construction      | Stucco, Wood Frame                                      |
| Foundation        | Poured Concrete                                         |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 36                |
| Zoning         | R-CG              |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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