

# \$799,900 - 5031 Vienna Drive Nw, Calgary

MLS® #A2258794

**\$799,900**

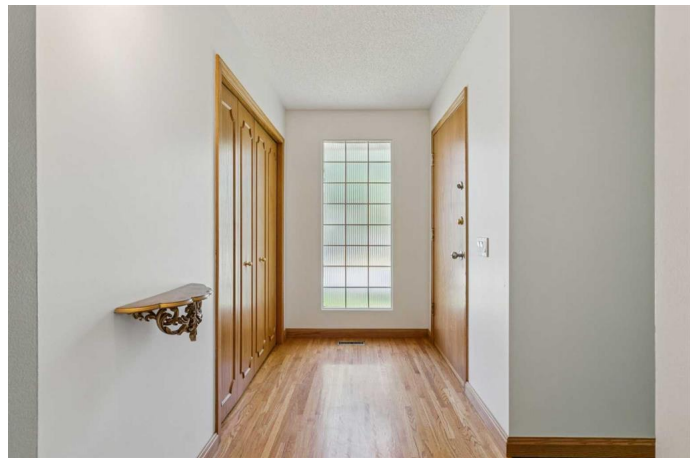
5 Bedroom, 3.00 Bathroom, 1,755 sqft

Residential on 0.16 Acres

Varsity, Calgary, Alberta

Step into this beautifully cared-for 1,754 sq.ft. over sized bungalow in the highly desirable community of Varsity. This spacious home shows true pride of ownership from the moment you walk in. The main level features a bright living and dining area complete with a large front window and cozy wood-burning fireplace. At the back of the home, you'll find a generously sized kitchen with excellent counter space, plenty of cabinetry, and two brand new wall ovens. Just off the kitchen, the charming breakfast nook flows seamlessly into the family room, where sliding doors open onto a sunny south-facing deck—perfect for gatherings or relaxing.

The main floor also offers a sizeable primary bedroom with its own 2-piece ensuite, two additional bedrooms, and a 4-piece bathroom. Downstairs, the fully developed lower level boasts another expansive family room with a second wood-burning fireplace, a 3-piece bath, a large laundry room with a sink, and extensive storage. Three additional rooms provide flexible options—ideal for home offices, hobby spaces, or potential bedrooms with updated egress windows. Outside, you'll appreciate the oversized double garage featuring an 8'™ door, heated workshop area, and full insulation and drywall. The location is exceptional—just a short walk to trails leading to the Dalhousie LRT, and minutes from schools, playgrounds, Market Mall, Shaganappi Village, Northland Village Mall, the University of Calgary, Foothills



Medical Centre, and downtown.

This is the first time this remarkable home has been offered for sale. While some updates may be desired, the space, layout, and location make it an incredible opportunity in one of Calgary’s most sought-after neighbourhoods.

Built in 1968

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2258794    |
| Price          | \$799,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,755       |
| Acres          | 0.16        |
| Year Built     | 1968        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 5031 Vienna Drive Nw |
| Subdivision | Varsity              |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3A 0W8              |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, No Smoking Home                                          |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Refrigerator, Washer |
| Heating           | Forced Air                                                                                  |
| Cooling           | None                                                                                        |
| Fireplace         | Yes                                                                                         |
| # of Fireplaces   | 2                                                                                           |
| Fireplaces        | Wood Burning                                                                                |
| Has Basement      | Yes                                                                                         |
| Basement          | Finished, Full                                                                              |

## Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Private Yard                                                       |
| Lot Description   | Back Lane, Fruit Trees/Shrub(s), Lawn, Many Trees, Rectangular Lot |
| Roof              | Asphalt Shingle                                                    |
| Construction      | Concrete, Wood Frame                                               |
| Foundation        | Poured Concrete                                                    |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 24                   |
| Zoning         | R-CG                 |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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