



**GRASSROOTS**  
REALTY GROUP

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**54, 1815 Varsity Estates Drive NW  
Calgary, Alberta**

**MLS # A2229033**

**\$699,000**



<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,830 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Fireplace(s), Floor Furnace, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 698
<b>Basement:</b>	Finished, See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-CG d19
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Smoking Home, Skylight(s), Vinyl Windows		

**Inclusions:** Mirror above the fireplace on the main level

Welcome to this charming townhouse in the sought-after Varsity neighborhood of Calgary! This well-maintained home featuring 1 bedroom on a main floor{ currently family room) , spacious 2 pc bathroom , that is easily can be converted back in to a 3 pc, by adding a shower or a tub . The main floor features a bright living room with a wood fireplace with a gas starter that has been inspected and works well, a formal dining area, and a fully equipped kitchen, perfect for both everyday living and entertaining. Upstairs, you'll find two generous-sized bedrooms, along with a full ensuite bathroom in the primary bedroom. The fully finished basement provides additional space, including a large game room, an extra bedroom, a den, and a 3-piece bathroom. Step outside to enjoy a private yard and a double-attached garage. The complex is ideally located just steps away from a golf course, providing picturesque views and outdoor recreation right at your doorstep. Plus, you'll appreciate being close to schools, parks, shopping, and other local amenities. As a resident of this well-managed condo complex, you'll also have access to fantastic amenities, including an indoor pool, hot tub, fitness center, racquet court, pickle ball court, party room and visitor parking. This home is a perfect blend of comfort, convenience, and location. Don't miss out!