



GRASSROOTS
REALTY GROUP

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18 Varsity Estates Park NW Calgary, Alberta

MLS # A2243682



\$689,000

Division:	Varsity		
Type:	Residential/Four Plex		
Style:	2 Storey Split		
Size:	1,793 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 625
Basement:	Finished, Partial	LLD:	-
Exterior:	Brick, Cement Fiber Board	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry		
Inclusions:	None		

Elegant Varsity residence showcasing high ceilings and an abundance of natural light. Enjoy the impeccably designed open concept living with a spacious living room that offers refinished hardwood floors, a three-sided fireplace and fresh paint throughout. The dining room offers plenty of space for gatherings. This well-appointed kitchen offers white kitchen cabinets, stainless steel appliances, working island and a charming sunroom. The upper level features a spacious primary suite, a second bedroom, and a stylish Jack & Jill bathroom, along with a convenient top-floor laundry room. The walk out level has a sophisticated family room with a second fireplace and French doors. Go down a few more stairs to the second family room, office or fitness room. There is also a third bedroom and a 3Pcs bathroom for your guests. The lower level has underfloor heating as does the double attached garage and sunroom. This home also features central air conditioning and a built-in vacuum system. Ideally located near amenities such as the LRT, University of Calgary, Children's and Foothills hospitals, shopping and golf course. Seize this exceptional opportunity – schedule your viewing today!