



GRASSROOTS
REALTY GROUP

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5220 Varsity Drive NW
Calgary, Alberta

MLS # A2245522



\$699,900

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Varsity | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,235 sq.ft. | Age: | 1965 (60 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Rectangular Lot | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Tar/Gravel | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Dry Bar, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home | | |

Inclusions: n/a

Welcome to superbly located Bi-level directly across from Marion Carson School + steps to FE Osbourne & St. Vincent de Paul. This well maintained home has 3 bedrooms up + 1.5 bathrooms. There is large living room at the front of the home that faces south & has a balcony you can walk out on to. The kitchen is spacious with some updated appliances. There is a large dining room for entertaining. A back entry leads to the yard (options to add a secondary suite if buyer wishes). The lower level has a large rec room with a wood burning fireplace with big windows that have an abundance of light entering the home. There is also a 3 piece bathroom and an additional bedroom. The roof and windows have been updated by the owner. The yard is huge and has an oversized double garage with a rear lane. Home is well located with quick access to major roadways leading to downtown. Market Mall and a Varsity Ravine Park are both within walking distance. Home won't last long!