



GRASSROOTS
REALTY GROUP

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10, 803 Varsity Estates Drive NW
Calgary, Alberta

MLS # A2249058



\$489,900

Division:	Varsity		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,194 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Granite Counters, No Smoking Home, Recessed Lighting		

Inclusions: None

Live in one of Calgary's most sought-after NW communities! This bright 4-bedroom Varsity Estates townhouse shows pride of ownership and offers a rare mix of a HUGE GREEN SPACE at the back, walkability, and affordability. Step from your WEST-FACING DECK directly onto a WIDE OPEN FIELD (soccer and baseball fields and Bennu Playground), or enjoy the east-facing PRIVATE ROOFTOP PATIO just above the garage, perfect for a restful morning coffee or winding down for the night. On the main level, you'll find beautiful HARDWOOD FLOORS, GRANITE KITCHEN COUNTERTOPS, UPDATED CABINETRY, a powder room, a spacious living room with a COZY GAS FIREPLACE and a great view of the backyard. Upstairs includes a spacious Primary Bedroom with a wide closet, a private vanity sink, plus a cheater door to the full 4-piece bathroom. The other 2 good-sized bedrooms with modern light fixtures, plus the rooftop patio accessible from the 2nd bedroom, complete the upper level. The partially finished basement with a recreation room, the 4th BEDROOM and a FULL ENSUITE 3-piece BATHROOM adds flexible space for work or hosting guests. The SINGLE ATTACHED GARAGE keeps your car safe from the weather.

All this is available to you with LOW CONDO FEES of just \$200/month! Plus, you're minutes to the University of Calgary, Foothills Hospital, Arthur Child Cancer Centre, Dalhousie LRT Station, shops, cafes, malls, parks, and schools, a smart first home or investment in a location that truly delivers. Book a showing with your favourite Realtor® today!