



GRASSROOTS
REALTY GROUP

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22 Varwood Place NW
Calgary, Alberta

MLS # A2256299



\$998,000

Division:	Varsity		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,245 sq.ft.	Age:	1968 (57 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Cul-De-Sac, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

A rare opportunity. Large, south backing cul-de-sac home in beautiful Varsity Village. This family home has great curb appeal and its 68ft x 120ft lot provides generous front and rear yards. Additionally, a community pathway behind this property contributes to the family and community oriented look and feel of Varsity Village. This home has been loved and cared for over its years so it offers everything from a move-in as is opportunity to various potential minor or major renovations and the floor plans lends itself well to that.