



GRASSROOTS
REALTY GROUP

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4020 Varsity Drive NW
Calgary, Alberta

MLS # A2257951



\$840,000

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,120 sq.ft.	Age:	1965 (60 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: na

Open House: October 4, 12 - 2 PM Welcome to this stunningly renovated home in the desirable Varsity community, where every detail has been thoughtfully considered. With a modern open floor plan and luxury vinyl plank flooring throughout, this residence is perfect for both relaxed living and stylish entertaining. The main level features a bright family room highlighted by a striking fireplace wall, a spacious dining area, and a chef's kitchen equipped with brand-new appliances, a large island, quartz countertops, and under-cabinet lighting. The primary bedroom includes a private 2-piece ensuite, complemented by two additional generously sized bedrooms and a full bathroom. The fully developed basement is ideal for family gatherings or hosting guests, featuring a large recreation room with another elegant fireplace wall, two additional bedrooms, and a sleek 3-piece bathroom with a seamless glass shower. You'll also enjoy the convenience of a brand-new washer and dryer, along with a new furnace and hot water tank for added peace of mind. Step outside to the professionally landscaped backyard, perfect for summer BBQs, and take advantage of the double detached garage for ample parking. Conveniently located near top-rated schools, Market Mall, the University of Calgary, and public transit, this home offers the perfect blend of luxury, comfort, and convenience. Don't miss out on this exceptional opportunity!