



GRASSROOTS
REALTY GROUP

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8, 803 Varsity Estates Drive NW
Calgary, Alberta

MLS # A2265821



\$445,000

Division:	Varsity		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,074 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Garage Door Opener, Garage Faces Front, Parking Lot, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Treed		

Heating: Central, Natural Gas

Floors: Carpet, Laminate, Wood

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Wood Siding

Foundation: Poured Concrete

Features: Storage

Water: -

Sewer: -

Condo Fee: \$ 200

LLD: -

Zoning: M-C1 d75

Utilities: -

Inclusions: n/a

Own in sought-after Varsity Estates! This 3-bedroom, 1.5-bath townhome backs directly onto green space with no neighbours behind. The main floor offers a bright living room with a wood-burning brick fireplace and a functional kitchen with stainless steel appliances, including a gas stove. Upstairs features a spacious primary bedroom with vanity and cheater ensuite access, plus two additional bedrooms, one with rooftop patio access. The basement is partially finished, providing ample storage and future development potential. Includes a single attached garage, parking for two on the driveway, and low \$200/month condo fees in a self-managed complex. Prime location near Market Mall, U of C, LRT, Foothills & Children's Hospitals, parks, and pathways.