



**332 Varsity Close NW
Calgary, Alberta**

MLS # A2292241



\$1,399,900

Division:	Varsity		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,052 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Heated Garage, Insulated, P		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Irregular Lot, Landscaped, No Back Lane, See Rema		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, High Ceilings, No Smoking Home, Quartz Counters, See Remarks, Tankless Hot Water		

Inclusions: AC unit, Shed, Planter pots

Welcome to a superbly located 2 - storey split. This home is located in one of the best streets in all of Varsity Estates. You are walking distance to Bowmont Park and the 3 schools in the area (FE Osbourne, St Vincent de Paul, & Marion Carson). The property has gone through a significant amount of renovations since the owners bought the home 5 years ago. Those upgrades include but are not limited to: All new electrical, refinished hardwood on the main and upper level, new vinyl siding, new exterior concrete sidewalk, new upper deck glass railing, flooring and repositioned stairs. The garage has a new epoxy flooring, heater, insulation and drywall. The main floor living room is quaint with a new gas fireplace, vaulted ceilings and flows through into the dining and kitchen area. The kitchen has SS appliances, quartz counter tops and dark brown cabinetry. Large windows look out to the huge east exposure back yard. There is a 2nd living room with its own gas fireplace, along with laundry at the back of the property and a door opening on to the backyard. The upper level has hardwood throughout and 3 good size bedrooms. The master is spacious with 2 closets, ceiling fan, Air Conditioning and a 3 piece ensuite. The ensuite has its own walk in shower, quartz counter tops and warm tile flooring. There is a 2nd bathroom with its own bathtub/shower set up, quartz counter tops and updated vanity. There are 2 additional bedrooms with one room having a door leading to the upper floor patio. The patio is huge in size (over 500 sq ft) and can accommodate large gatherings in the summer. The basement has a very large rec room that can be used as a media center or a games room. Furnaces have been updated along with on demand water system. There is also a huge crawl space that's great for storage. The backyard is very large and has a new shed, has been regraded at

the back, and has 3 large planter boxes. The location of the home is always in high demand and rarely do homes come for sale on the street. Quick access to Market Mall and a short drive to the ever growing and popular University District.