



**5304 Varsity Drive NW
Calgary, Alberta**

MLS # A2176707



\$844,988

Division:	Varsity		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,951 sq.ft.	Age:	1966 (58 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Garden, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: Basement Fridge, Basement Dishwasher, Basement Freezer & 3 built in sheds on west fence.

PRICE DROP NOV 17. Welcome to this large 2 - storey home situated on a "corner lot" in the heart of Varsity Acres. Home is walking distance to 3 schools in the area along with Bowmont Park, Market Mall, & Dalhousie C-train station. The kitchen was completely remodeled in 2016 with maple cabinets, granite counter tops, a huge island with tons of cabinets etc.. Newer engineered hardwood on the majority of the main floor. Off the kitchen is a wall of additional cabinets, wine fridge and additional counter space. A spacious living room with a wood burning fireplace of which there are tons of windows bringing in natural light. Laundry room with additional storage is off the kitchen. Upper level has 4 good size bedrooms. Great for a large or growing family. Primary bedroom has a walk in closet along with a secondary closet. The 5 piece bathroom was remodeled and has dual sinks + quartz countertops & newer flooring and bathtub. The lower level is extremely spacious with a large living room, a kitchenette area with Fridge & dishwasher along with cabinets and counter space. A large dining area as well and could easily be a 2nd dining area for adults or teenagers. A large flex room as well which could be converted into a bedroom. A 3 piece bathroom with shower unit has been recently updated. Original sauna as well which could be hooked up. A large north facing backyard with a huge deck (15ft x 24ft) + firepit area. Home is close proximity to the Varsity Park which is a large ravine in the area. Great opportunity to live inner city in a large 2 storey home that's walking distance to a number of premiere schools.