



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

34 Varbow Place NW
Calgary, Alberta

MLS # A2192648



\$1,000,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Varsity | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,730 sq.ft. | Age: | 1969 (56 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached, Driveway | | |
| Lot Size: | 0.22 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaping | | |

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|--------------------|-------------------------------|
| Heating: | Forced Air, Natural Gas |
| Floors: | Carpet, Hardwood, Linoleum |
| Roof: | Asphalt Shingle |
| Basement: | Finished, Full |
| Exterior: | Cedar, Stucco, Wood Frame |
| Foundation: | Poured Concrete |
| Features: | Bar, No Smoking Home, Storage |

| | |
|-------------------|------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R-CG |
| Utilities: | - |

Inclusions: N/A

**** LOCATION & LOCATION **** in Varsity Village. **** WALK** to University of Calgary, University District (with all its shops, pubs & eateries), Market Mall, University Research Park, both Public & Catholic Schools -and- LRT. **** ALSO**, very close to the Foothills Hospital, the Children's Hospital and the new world class Cancer Centre. **** EASY** access to all NW major traffic arteries in all directions. **** LOCATED** on a very quiet tree lined cul-de-sac bay where homes seldom come to the market. **** OVERSIZED** private yard with mature trees and landscaping, backing onto a community walking/biking path. **** THIS** is a rare four-bedroom (plus 1 bedroom) home with a traditional floorplan. Stepping into the spacious front entrance you are greeted to a large formal living room / dining room combo featuring beautiful oak hardwood floors & a stone faced fireplace. This leads to a traditional kitchen eating area that overlooks the beautiful, treed backyard. Then down a step, you have a very good-sized cozy family room with patio doors leading to a large patio deck & oh so beautiful and with so many options. THEN there are the four bedrooms & with a nice size master that has a three-piece ensuite and three secondary bedrooms that share a 4 pce main bathroom. ALL the bedrooms having gleaming oak hardwood floors. **** LOWER** level includes a huge family/recreation room with a cool built in bar area, a 5th bedroom, a full 4-piece bathroom, a huge storage/hobby room and a good size utility area. **** NOTE **** this home is move-in ready & or -- ready for your personal renovations -- or -- ideal for a MAJOR RENOVATION making this a FOREVER dream home. (FULLY renovated homes have SOLD for over \$2,300,000 in Varsity Village) ***** DON'T** miss out & reach out to your favorite Realtor to view -OR- come by the & OPEN

HOUSE” on Saturday April 19th or Sunday April 20th from 1:30 pm to 4:00 pm -- and come by to “CHECK-it-OUT”