

4203 Vauxhall Crescent NW  
Calgary, Alberta

MLS # A2217023



**\$829,000**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,219 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Level		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Cork, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Separate Entrance		

**Inclusions:** All appliances in the basement suite are included

Welcome to your perfect home in the highly regarded community of Varsity! This incredible property has a lovely layout with high ceilings, beautiful finishes and all new big ticket items. The roof, attic insulation, hot water tank and appliances are all brand new. The furnace and windows are also newer. Make sure to check out the massive garage and large fenced backyard. This property was updated with an 1100 square foot, illegal 2 bedroom basement suite. Located in a family friendly community, you will not want to miss this opportunity.