

16 Varsity Estates Gardens NW Calgary, Alberta

MLS # A2206846



\$769,900

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|------------------|-------------------------------------|---------------|-------------------|
| Division: | Varsity | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,042 sq.ft. | Age: | 1998 (27 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, See Remarks | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | City Lot | | |

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|--------------------|--|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | \$ 375 |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Mixed, Shingle Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Open Floorplan, Quartz Counters, See Remarks | | |

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| Inclusions: | N/A |
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Where can you find a 2041sqft single family home in the sought after community of Varsity for this price. This immaculate well cared for two story home will impress you the minute you walk in the front entrance. The main floor offers a bright open layout with a semi formal dining room which leads to a spacious living room looking onto a spacious rear deck where you can relax and enjoy a private rear yard. The well designed kitchen comes has lots of counter and cupboard space. Inside entrance to the fully insulated and finished double attached garage and a two pce washroom. The upper level offers three bedrooms, the large primary bedroom has a walk in closet and spacious ensuite. All this plus you get upper level great room to relax & enjoy a good movie or read your favorite book. No carrying laundry down to the basement as the second level also offers a laundry closet with washer and dryer. Basement is undeveloped but has rough in plumbing so you can design to you own taste. Central air so real comfortable on those hot summer days. This property is considered a Bare Land Condo.