



GRASSROOTS

REALTY GROUP

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**18 Varsity Estates Park NW
Calgary, Alberta**

MLS # A2313770



\$665,000

Division:	Varsity		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,694 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Cul-De-Sac		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 677
Basement:	Partial	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage		

Inclusions: N/A

From the moment you step inside this elegant Varsity home, you'll love how bright, airy, and genuinely welcoming it feels. Thanks to soaring high ceilings and windows that let the sunshine stream in, every corner of this open-concept layout feels effortlessly bright. The main living room is a beautiful space to unwind, featuring gleaming refinished hardwood floors and a cozy three-sided fireplace that ties the room together. Just steps away, the generous dining room is completely ready for your next lively family dinner or casual weekend get-together. The kitchen is beautifully appointed with white cabinetry, stainless steel appliances, and a handy center island for meal prep and conversation. Right off the kitchen, you'll find an inviting sunroom that is bound to become your favorite morning coffee spot or where you end up reading a book for 3 seasons of the year. Heading upstairs, the layout is incredibly thoughtful with the primary suite being a spacious, private retreat designed for pure relaxation. The second bedroom or office is ideal with South windows facing the park. The stylish Jack & Jill bathroom separates the two bedrooms along with a full sized laundry room also on the top floor. The lower levels offer incredible flexibility for your lifestyle. The walk-out level features a second family room complete with its own fireplace and classic French doors. Just a few steps down, you'll discover a very versatile bonus space that could easily become a home office, a fitness studio, or a hobby area. A 3rd (guest) bedroom and a clean 3-piece bathroom that gives your guests plenty of privacy. In the end, it's the thoughtful details that truly elevate this home. You'll stay cool all summer with central air conditioning, and when the weather turns chilly, the underfloor heating will keep the lower level, sunroom, and the double attached garage wonderfully cozy. There is a built-in vacuum

system to keep daily cleanup simple. Best of all, you are just minutes away from everything you need. Whether it's hopping on the LRT, heading over to the University of Calgary, commuting to the Foothills or Children's hospitals, running errands at local shops, or hitting the local golf course, this location is as convenient as it gets. This is a truly exceptional opportunity to find your place in one of the city's most desirable neighborhoods—come see it for yourself and schedule your viewing today!