



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4628 Verona Drive NW
Calgary, Alberta

MLS # A2329648



\$669,900

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,015 sq.ft.	Age:	1965 (61 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, See Remarks		

Inclusions: None

Welcome to your home in the desired community of VARSITY. The key to buying a home is location, location location!! This charming BUNGALOW has everything you need. Walk into a spacious living room with peaked ceilings and HARDWOOD FLOORS. The kitchen has GRANITE countertops that look into the dining room. There are 3 good sized bedrooms and a 4pc bath upstairs. DOWNSTAIRS IS FULLY DEVELOPED with a large family/entertainment room, 2 more rooms, laundry and a full bathroom. This home is located on a nice-sized lot with a SPACIOUS front and back YARD that can fit an RV and a DETACHED DOUBLE GARAGE with ALLEY ACCESS. It's on a quiet street, within WALKING DISTANCE to Elementary Schools, U of C, playgrounds, skating rinks, tennis courts, walking paths and shopping centres such as Market Mall. Let's not forget easy access to the mountains and close proximity to the Children's Hospital.