



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

224 Varsity Crescent NW
Calgary, Alberta

MLS # A2330179



\$1,325,000

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,909 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.31 Acre		
Lot Feat:	Greenbelt, Landscaped, Pie Shaped Lot, Private, Treed		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Cork, Hardwood, Slate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Granite Counters, Open Floorplan, Sauna		

Inclusions: Sauna, Hot Tub, Shed, Green House (As Is), Play Centre (As Is), Storage Racks in Garage, Freestanding Cabinet in Foyer by Garage

224 VARSITY CRES NW Beautiful 1908 Sq Ft Bungalow on a Huge 0.31 Acre Lot. Park like yard with mature trees and landscape, a 13,645 Sq Ft pie shaped lot on a sought-after, picturesque crescent in Varsity Estates. Sprawling beautiful bungalow has a total of 4 Bedrooms, 3 Full Baths with over 3630 sq ft of developed living space. Hardwood floors throughout main floor with a spacious open floor plan with the living room being open to the dining and kitchen. The Foyer Entry gives you access to the double attached garage ((21’9” x 19’5”)) and to the French doors of a flex room that is perfect for a formal dining or large office space. The living room features a stone-faced fireplace with windows on either side that look out to the beautiful backyard. The kitchen has lots of cabinetry and stainless steel appliances. It has a window over the sink that perfectly frames and looks out upon the gorgeous cherry tree in the side yard. Two large bedrooms up with the primary having its own walk-in closet and updated ensuite bath. The renovated lower level gives you a huge recreation room with a fireplace and bar area and two more large bedrooms, plus a fabulous bathroom with a Sauna and separate shower. Loads of storage with a storage room plus a big crawl space. Central air conditioning and newer triple pane windows. This lovely home is on a stunning property of mature trees and landscape. It has multiple areas to enjoy, large patio space, fire pit area, hot tub, play centre, garden area giving you the space to have the outdoor space of your dreams. This fantastic property is perfectly located on a quiet crescent, just steps, a quick walk, to three schools, lots of playgrounds, the Bowmont Park along the Bow River, Dale Hodges Park, the Varsity Ravine, Silver Springs Golf Course, Market Mall and more! Close to U of C, both the

Foothills and Children’s hospital, LRT and main road arteries. View the 3D Tour(purple house symbol). Welcome home!