



GRASSROOTS
REALTY GROUP

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2 Varsplain Place NW
Calgary, Alberta

MLS # A2332072



\$954,900

Division:	Varsity		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,359 sq.ft.	Age:	1968 (58 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Front Yard, Garden, Landscaped, Rectangular Lot, S		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Laminate Counters, No Smoking Home, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: basement shelving, desks in 4th bedroom

PRICE DROP SEPT 27. Welcome to a well maintained 2-storey in the heart of East Varsity Village. This superbly located home is on a corner lot and in a very quiet location. It's walking distance to 2 schools in the area and Market Mall. The main level has 2 spacious living rooms of which one has a wood burning fireplace. The kitchen was updated years ago to the highest quality and comes with a large dining room. There is an entrance to the side yard and back yard. The upper level has 4 bedrooms. Perfect for a growing family. The primary bedroom is quite large and has a walk in closet along with a 3 piece bathroom. There are 3 additional bedrooms with one being very large after a wall was removed. There is a 4 piece bathroom to support these. bedrooms. The basement is developed and has a large rec room. There is also ample storage along with potential to add a bathroom if one chooses. The backyard is very private with and has a sidewalk behind which is common for the Village. Home is quick access to Brentwood C-train station, University District, and Crowchild Trail.