



GRASSROOTS
REALTY GROUP

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6 Vardana Place NW
Calgary, Alberta

MLS # A2346493



\$1,199,900

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,421 sq.ft.	Age:	1968 (58 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Cul-De-Sac, No Back Lane, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Granite Counters, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: NONE

A perfect location in Varsity Village this raised bungalow is on a quiet cul-de-sac facing a large green space and the playing fields of Ecole Terre des Juenes school, creating an expansive and unobstructed look out additionally it is backing on to the neighborhood pathways, perfect for walking, cycling, and easy access to the surrounding greenspaces. Lovingly cared for and renovated this is the first time it has been on the market in over 40 years. The entrance on the lower level, offers an inviting foyer with tile flooring, a very large family room with a floor to ceiling brick fireplace, a 2 piece bathroom, the laundry, and access to the under drive double garage and storage. Upstairs is a wonderful 1400 square foot bungalow. The Formal living room with expansive views offers hardwood flooring, vaulted, beamed natural wood ceilings, and another wood burning fireplace, this one with rock facing. It joins the formal dining room with a bay for a China cabinet, and views to the rear yard. The kitchen has natural wood cabinets, a gas cook top, built-in wall oven, and microwave and granite counter tops, and an adjoining eating area with access to the expansive composite board deck. Down the hall are the three bedrooms all with hardwood flooring, a 4 piece main bath. The primary bedroom has a walk-in closet, and a 3 piece en-suite. The back yard offers an oasis of manicured gardens and mature landscaping, fully fenced for your family's enjoyment. Varsity Village residents enjoy generous lot sizes, excellent schools at all levels, proximity to University of Calgary, and Children's Hospital, as well as shopping at Market Mall, and quick access to the west side and the mountains.