



GRASSROOTS
REALTY GROUP

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14 Varview Place NW
Calgary, Alberta

MLS # A2347906



\$1,625,000

Division:	Varsity		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,419 sq.ft.	Age:	1968 (58 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.29 Acre		
Lot Feat:	Backs on to Park/Green Space, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Window coverings, all permanent fixtures

Among the rarest of Varsity locations. Backing the Bowmont Park, this remarkable property enjoys a west exposure onto a vast park and the Bow River Valley. Remarkable days and Mountain sunsets every day! This is an original owner home that has been loved and well managed over all its years. With an unusually large main floor of 1683ft, this home has excellent living and gathering spaces. The kitchen is huge! The upstairs has 3 large bedrooms including a spacious primary bedroom with floor to ceiling sliders to a balcony that features a lovely view over the park and mountain vistas. Many possibilities. Move-in as is or renovate a solid home to your liking (triple garage is possible and there is lots of potential to add affordable size to this home).