



GRASSROOTS
REALTY GROUP

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8 Varsdale Place NW
Calgary, Alberta

MLS # A2350829



\$888,000

Division:	Varsity		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,853 sq.ft.	Age:	1968 (58 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Pie Shaped Lot		

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

Inclusions: N/A

Location, Comfort, and Future development Potential!!! Welcome to this beautifully Two-story home sitting in the heart of the highly sought-after community of Varsity. Situated on a quiet Close with a huge Pie Lot, this property is just minutes away from Market Mall, the University of Calgary, Alberta Children's Hospital, Foothills Medical Centre, LRT, Also parks, and everyday amenities just steps away. Inside, the home offers over 2500 sq.ft. of developed living space with a spacious and functional layout designed for both everyday living and entertaining. The main floor is bright and welcoming, It has a beautiful kitchen, a gorgeous living room, and a formal dining room, and a flexible area for a home office. While the upstairs it offers 4 bedrooms and two baths. Each bedroom has its closet space. The master bedroom has a big walk in closet and ensuite. The fully developed lower level provides generous additional living space for a growing family needs. A gardener's dream on this beautifully private lot with lots of mature trees. It also has a backyard patio and a large storage shed. This is a rare opportunity to own a beautifully home on a substantial lot in one of Calgary's most desirable Varsity communities.