

## 18 Varsity Estates Park NW Calgary, Alberta

**MLS # A2243682**


# \$699,000

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,793 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Insulated		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Interior Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 625
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board	<b>Zoning:</b>	M-CG d30
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** None

Elegant Varsity residence showcasing high ceilings and an abundance of natural light. Enjoy the impeccably designed open concept living with a spacious living room that offers refinished hardwood floors, a three-sided fireplace and fresh paint throughout. The dining room offers plenty of space for gatherings. This well-appointed kitchen offers white kitchen cabinets, stainless steel appliances, working island and a charming sunroom. The upper level features a spacious primary suite, a second bedroom, and a stylish Jack & Jill bathroom, along with a convenient top-floor laundry room. The walk out level has a sophisticated family room with a second fireplace and French doors. Go down a few more stairs to the second family room, office or fitness room. There is also a third bedroom and a 3Pcs bathroom for your guests. The lower level has underfloor heating as does the double attached garage and sunroom. This home also features central air conditioning and a built-in vacuum system. Ideally located near amenities such as the LRT, University of Calgary, Children's and Foothills hospitals, shopping and golf course. Seize this exceptional opportunity — schedule your viewing today!