

**5220 Varsity Drive NW
Calgary, Alberta**

MLS # A2245522



\$699,900

Division:	Varsity		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,235 sq.ft.	Age:	1965 (60 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Dry Bar, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: n/a

Welcome to superbly located Bi-level directly across from Marion Carson School + steps to FE Osbourne & St. Vincent de Paul. This well maintained home has 3 bedrooms up + 1.5 bathrooms. There is large living room at the front of the home that faces south & has a balcony you can walk out on to. The kitchen is spacious with some updated appliances. There is a large dining room for entertaining. A back entry leads to the yard (options to add a secondary suite if buyer wishes). The lower level has a large rec room with a wood burning fireplace with big windows that have an abundance of light entering the home. There is also a 3 piece bathroom and an additional bedroom. The roof and windows have been updated by the owner. The yard is huge and has an oversized double garage with a rear lane. Home is well located with quick access to major roadways leading to downtown. Market Mall and a Varsity Ravine Park are both within walking distance. Home won't last long!