

**54, 1815 Varsity Estates Drive NW
Calgary, Alberta**

MLS # A2207304



\$785,000

Division:	Varsity		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,830 sq.ft.	Age:	1974 (51 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 698
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: none

OPEN HOUSE May 4 Sun 1-4 pm ! Welcome to this charming townhouse in the sought-after Varsity neighborhood of Calgary! This well-maintained home featuring 1 bedroom on a main floor{ currently family room} , spacious 2 pc bathroom , that is easily can be converted back in to a 3 pc, by adding a shower or a tub . The main floor features a bright living room with a wood fireplace with a gas starter that has been inspected and works well, a formal dining area, and a fully equipped kitchen, perfect for both everyday living and entertaining. Upstairs, you'll find two generous-sized bedrooms, along with a full ensuite bathroom in the primary bedroom. The fully finished basement provides additional space, including a large game room, an extra bedroom, a den, and a 3-piece bathroom. Step outside to enjoy a private yard and a double-attached garage. The complex is ideally located just steps away from a golf course, providing picturesque views and outdoor recreation right at your doorstep. Plus, you'll appreciate being close to schools, parks, shopping, and other local amenities. As a resident of this well-managed condo complex, you'll also have access to fantastic amenities, including an indoor pool, hot tub, fitness center, racquet court, pickle ball court, party room and visitor parking. This home is a perfect blend of comfort, convenience, and location. Don't miss out!