

4324 Varsity Drive NW
Calgary, Alberta

MLS # A2212669



\$749,800

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,044 sq.ft.	Age:	1964 (61 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Located less than 5 mins away from Shaganappi Trail and Crowchild Trail, lies a homey bungalow that is both move in and rental ready. It is situated directly across from the Varsity Community Association which provides access to both a tennis court and outdoor rink. Despite being close to the main roads, the street is quiet with wide lanes in either direction. The upstairs is brightly lit with plenty of natural lighting. The living room is spacious and is the first room to greet you when you enter the door. Meandering through the living room or taking a short cut through the hallway from the door leads you to the renovated kitchen and dining room. The upstairs has three bedrooms in a variety of sizes to fit any and all of your needs. Downstairs is a bachelor's suite equipped with a full kitchen, living room, and bedroom with its own ensuite. Laundry is located on the basement floor to share between the floors but is isolated to provide privacy. Words can't express the uniqueness of this house alone so please book a showing to see for yourself! Recently updated home: _Refinished hardwood flooring in the upstairs, updated kitchen with new cabinets, stone countertops, laminate flooring, and new appliances. New updated windows in all the upstairs bedrooms, Developed the basement into an illegal secondary suite. bathroom and laundry room were already developed, and the owner did the rest of the basement, updated pain through the entire house. New concrete patio and walkway in the backyard. Re-shingle the roof on the garage. New car door on the garage,,