

## 16 Varsity Estates Gardens NW Calgary, Alberta

MLS # A2240845

# \$719,900



<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,042 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		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Level		

<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>	\$ 375
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, Quartz Counters, See Remarks		

**Inclusions:** n

Great value in this over 2041 sqft spacious home which has it all. Bright open feeling home main level has hardwood floors in dining room, large living room with a cozy fireplace, door leading on to an ample deck where you can enjoy a private fully fenced rear yard. Bright spacious well positioned kitchen that looks onto the living room. Second level has a large 16X16 primary bedroom with a five pce ensuite and an oversized Walk-in closet plus two more additional bedrooms. Want to escape to enjoy a good book or watch a movie, there is also a large great room/den on the upper level. No need to carry your laundry downstairs as the laundry is situated on the second level. This home has so many conveniences, real close to the city train (LRT) plus Calgary transit bus is just a short walk from the front door. Do you Like golfing, Silver Springs Country Golf & Club is just down the street along with a trendy mall, medical offices are just a short two blocks away. One of Calgary's major malls Market Mall is just a short drive from this home.