

\$844,988 - 5304 Varsity Drive Nw, Calgary

MLS® #A2176707

\$844,988

4 Bedroom, 3.00 Bathroom, 1,951 sqft

Residential on 0.17 Acres

Varsity, Calgary, Alberta

PRICE DROP NOV 17. Welcome to this large 2 - storey home situated on a "corner lot" in the heart of Varsity Acres. Home is walking distance to 3 schools in the area along with Bowmont Park, Market Mall, & Dalhousie C-train station. The kitchen was completely remodeled in 2016 with maple cabinets, granite counter tops, a huge island with tons of cabinets etc.. Newer engineered hardwood on the majority of the main floor. Off the kitchen is a wall of additional cabinets, wine fridge and additional counter space. A spacious living room with a wood burning fireplace of which there are tons of windows bringing in natural light. Laundry room with additional storage is off the kitchen. Upper level has 4 good size bedrooms. Great for a large or growing family. Primary bedroom has a walk in closet along with a secondary closet. The 5 piece bathroom was remodeled and has dual sinks + quartz countertops & newer flooring and bathtub. The lower level is extremely spacious with a large living room, a kitchenette area with Fridge & dishwasher along with cabinets and counter space. A large dining area as well and could easily be a 2nd dining area for adults or teenagers. A large flex room as well which could be converted into a bedroom. A 3 piece bathroom with shower unit has been recently updated. Original sauna as well which could be hooked up. A large north facing backyard with a huge deck (15ft x 24ft) + firepit area. Home is close proximity to the Varsity Park which is a large ravine in the area. Great



opportunity to live inner city in a large 2 storey home that's walking distance to a number of premiere schools.

Built in 1966

Essential Information

MLS® #	A2176707
Price	\$844,988
Sold Price	\$830,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,951
Acres	0.17
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	5304 Varsity Drive Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 1A8

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Double Oven, Dryer, Freezer, Garburator, Microwave, Refrigerator, Washer, Window Coverings, Wine Refrigerator

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Mantle, See Remarks, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Garden, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 1st, 2024
Date Sold	December 2nd, 2024
Days on Market	31
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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