



THE
A-TEAM

**RE/MAX
FIRST**

232 VARSITY Crescent, Calgary T3B 2Z6

MLS®#: **A2118817**

Area: **Varsity**

Listing Date: **04/04/24**

List Price: **\$1,249,900**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 03-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1972**
Lot Information
Lot Sz Ar: **9,526 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,083**
Low Sqft:
Ttl Sqft: **2,083**

DOM

45
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Garden,Landscaped,Underground Sprinklers,Rectangular Lot**
Park Feat: **Double Garage Attached,Garage Faces Front,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Garden,Private Yard,Storage**

Construction: **Brick,Metal Siding ,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Cork,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Convection Oven,Dishwasher,Dryer,Electric Cooktop,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer,Water Softener,Window Coverings**
Int Feat: **Bookcases,Built-in Features,Central Vacuum,Granite Counters,Low Flow Plumbing Fixtures,Quartz Counters,Soaking Tub,Storage,Tankless Hot Water,Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	
3pc Bathroom	Basement	
Living Room	Main	19`4" x 13`6"
Kitchen	Main	12`11" x 11`7"
Family Room	Main	11`7" x 11`5"
Bedroom - Primary	Upper	15`4" x 12`0"
Bedroom	Upper	16`4" x 9`0"

Room	Level	Dimensions
4pc Bathroom	Upper	
3pc Ensuite bath	Upper	
Dining Room	Main	12`5" x 9`8"
Nook	Main	9`6" x 8`8"
Laundry	Main	14`10" x 9`6"
Bedroom	Upper	12`6" x 9`1"
Bedroom	Upper	15`3" x 9`3"

Game Room	Basement	32`3" x 29`4"	Bedroom Legal/Tax/Financial	Basement	13`0" x 10`9"
Title: Fee Simple Legal Desc:		Zoning: R-C1			
	557LK			Remarks	
Pub Rmks:	<p>Nestled on this crescent in one of the most exclusive areas of Varsity Estates is where you'll find this beautifully upgraded two storey home, offering a total of 5 bedrooms & walnut floors, maple woodwork & doors, 2 fireplaces & extensive improvements including roof, tankless water system, windows & wiring. Wonderful family-oriented floorplan featuring inviting living room with West-facing bow window, which is open to the formal dining room making entertaining a breeze. The gorgeous maple kitchen has custom cabinetry with soft-close drawers & doors, granite countertops & backsplash, imported "Lazy Susan" & upgraded appliances including Miele dishwasher, built-in convection oven & cooktop stove. The sun-drenched family room has a wood-burning fireplace accented by built-in cabinets, & from the dining nook are garden doors leading out onto the backyard deck. Upstairs there are 4 lovely bedrooms & 2 full baths; the private owners' retreat enjoys a built-in wardrobe & the ensuite - renovated in 2020-2021, has an oversized walk-in shower & quartz-topped vanity. The renovated family bath has quartz counters & floor-to-ceiling tile surround, separate soaker tub & shower. The lower level - with cork floors, is finished with a 5th bedroom with loads of storage, full bath with walk-in shower & smashing rec room area with wall-to-wall cabinets, granite-topped wet bar, built-in desk & remote-controlled fireplace with granite-surround. Main floor also has a fantastic laundry/mudroom complete with built-in cabinets, sink & Electrolux washer/Kenmore dryer. Both the roof (Meerkat Roofing) & the Nortiz on-demand tankless water system were done in 2018. Additional features & extras: Hunter Douglas blinds & built-in ceiling speakers, irrigation system, closet organizers, low-flow/dual-flush toilets, 2 furnaces, heat recovery ventilation & Control4 automation/networking system. Walking distance to the Bowmont Park & off-leash area with the winding Bow River Pathway system overlooking the river, & only minutes to top-rated schools & University of Calgary, shopping at Market Mall, Foothills Medical Centre & downtown.</p>				
Inclusions:	<p>Storage shed, alarm system hardware, wall-mounted TV in master bedroom, wardrobe in upstairs bedroom, backyard BBQ & firepit, all Control4 automation/network equipment, desk in rec room</p>				
Property Listed By:	Royal LePage Benchmark				

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











