



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**232 VARSITY Crescent, Calgary T3B 2Z6**

MLS® #: **A2142206** Area: **Varsity** Listing Date: **06/19/24** List Price: **\$1,198,000**  
Status: **Active** County: **Calgary** Change: **None** 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

**13**  
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**

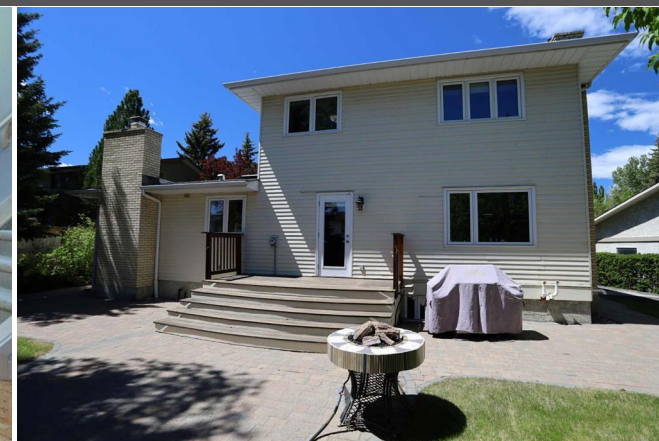
Kitchen Appl: **Convection Oven,Dishwasher,Dryer,Electric Cooktop,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer,Water Softener,Window Coverings**  
Int Feat: **Bookcases,Built-in Features,Central Vacuum,Granite Counters,Low Flow Plumbing Fixtures,Quartz Counters,Soaking Tub,Storage,Tankless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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		4pc Bathroom	Upper	
3pc Bathroom	Basement		3pc Ensuite bath	Upper	
Living Room	Main	19`4" x 13`6"	Dining Room	Main	12`5" x 9`8"
Kitchen	Main	12`11" x 11`7"	Nook	Main	9`6" x 8`8"
Family Room	Main	11`7" x 11`5"	Laundry	Main	14`10" x 9`6"
Bedroom - Primary	Upper	15`4" x 12`0"	Bedroom	Upper	12`6" x 9`1"
Bedroom	Upper	16`4" x 9`0"	Bedroom	Upper	15`3" x 9`3"

Game Room	Basement	32` 3" x 29` 4"	Bedroom	Basement	13` 0" x 10` 9"
Legal/Tax/Financial					
Title:		Zoning:			
Fee Simple		R-C1			
Legal Desc:	557LK				
Remarks					
Pub Rmks:					
Inclusions:					
Property Listed By:					

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



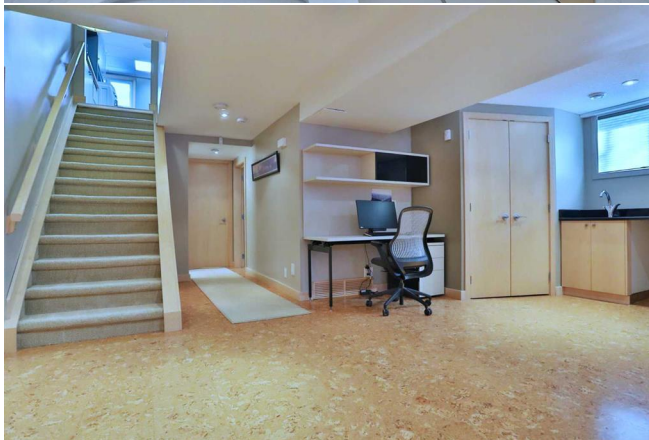




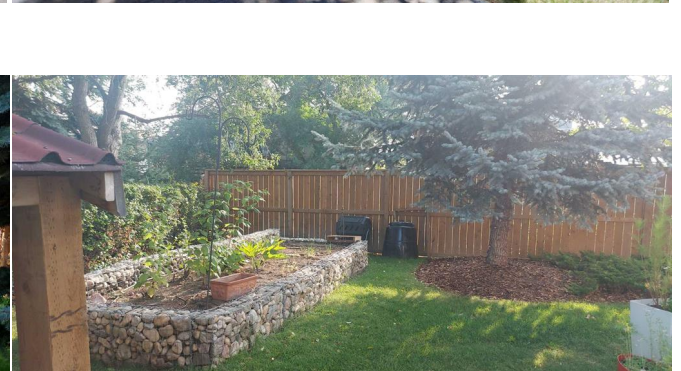
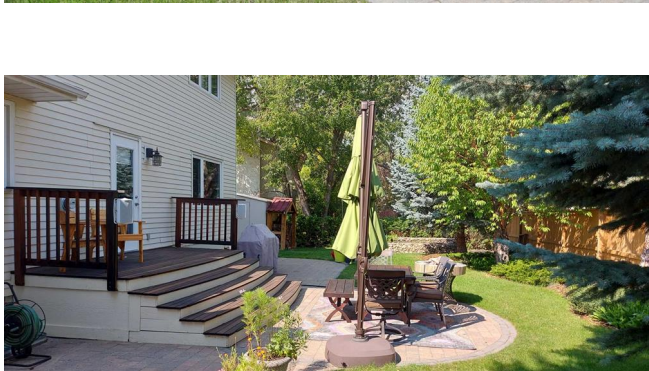




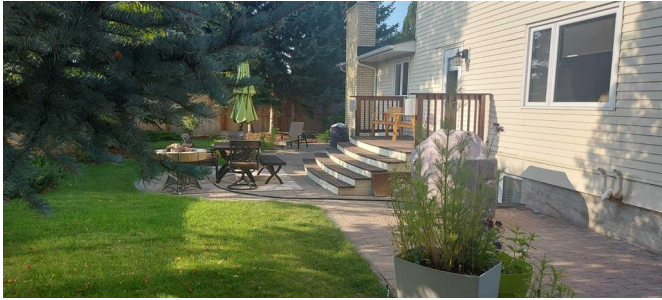












**232 Varsity Crescent NW, Calgary, AB**  
Main Building: Total Exterior Area Above Grade 2083.79 sq ft

