



\$ 1,149,000.00

## 612 VARSITY ESTATES PLACE NW CALGARY

<https://paulbrinton.com>

\*\*\*\*\* ONE OF THE LARGEST YARDS IN VARSITY ESTATES \*\*\*\*\* A ton of value waiting to be found in this gorgeous 0.3 acre golf course view lot. Class and elegance abound in this beautiful move in ready home with two new furnaces and updated cedar shake roof. An open airy...

- 3 beds
- 4 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey Split

**MLS ® #:** A1148175

**Type:** Detached

**Bedrooms:** 3

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-10-09 21:06:32

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 10/01/21

**Two Piece Bath:** 1

**Lot size:** 13993 sq ft

**Year built:** 1976

**Parking:** Double Garage Attached, Insulated, Oversized

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Water Source:** Public

**Community Features:** Golf, Park, Playground **Exterior Features:** Awning(s), Private Yard

**Fencing:** Fenced

**Total Parking:** 4

**Flooring:** Carpet, Hardwood, Tile

**Fireplace Features:** Gas

**District:** CAL Zone NW

**Cooling:** Central Air

**Interior Features:** High Ceilings, No Smoking Home

**Lot Features:** Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape, Landscaped, Level, Pie Shaped Lot, Private, Views

**Roof Type:** Cedar Shake

**Heating Type:** High Efficiency, Forced Air, Natural Gas



## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** Electric Dryer Hookup, Laundry Room, Main Level, Washer Hookup

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 8

**Suite:** No

**Frontage Metres:** 19.28M 63`3"

**Living Area SF:** 2770.94

**Structure Type:** House

**Restrictions:** None Known

**Levels:** One and One Half

**Zoning:** R-C1

**List Price Square Foot:** \$ 414.66

**Photo Count:** 42

**Construction Materials:** Stone,Wood Frame,Wood Siding

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Dryer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings

**Subdivision Name:** Varsity

**Lot Size Acres:** 0.32

