

# \$699,900 - 5220 Varsity Drive Nw, Calgary

MLS® #A2245522

**\$699,900**

2 Bedroom, 3.00 Bathroom, 1,235 sqft

Residential on 0.14 Acres

Varsity, Calgary, Alberta

Welcome to superbly located Bi-level directly across from Marion Carson School + steps to FE Osbourne & St. Vincent de Paul. This well maintained home has 3 bedrooms up + 1.5 bathrooms. There is large living room at the front of the home that faces south & has a balcony you can walk out on to. The kitchen is spacious with some updated appliances. There is a large dining room for entertaining. A back entry leads to the yard (options to add a secondary suite if buyer wishes). The lower level has a large rec room with a wood burning fireplace with big windows that have an abundance of light entering the home. There is also a 3 piece bathroom and an additional bedroom. The roof and windows have been updated by the owner. The yard is huge and has an oversized double garage with a rear lane. Home is well located with quick access to major roadways leading to downtown. Market Mall and a Varsity Ravine Park are both within walking distance. Home won't last long!

Built in 1965

## Essential Information

MLS® #	A2245522
Price	\$699,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,235
Acres	0.14
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	5220 Varsity Drive Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A1A6

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Bar, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Dry Bar
Appliances	Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Oven
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Garden, Private Entrance
Lot Description	Rectangular Lot
Roof	Tar/Gravel
Construction	Vinyl Siding, Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      August 3rd, 2025

Zoning                              R-CG

**Listing Details**

Listing Office                      RE/MAX Real Estate (Mountain



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