

4203 Vauxhall Crescent NW  
Calgary, Alberta

MLS # A2217023



\$829,000

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,219 sq.ft.	Age:	1965 (60 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Level		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Cork, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Separate Entrance		

**Inclusions:** All appliances in the basement suite are included

Welcome to your perfect home in the highly regarded community of Varsity! This incredible property has a lovely layout with high ceilings, beautiful finishes and all new big ticket items. The roof, attic insulation, hot water tank and appliances are all brand new. The furnace and windows are also newer. Make sure to check out the massive garage and large fenced backyard. This property was updated with an 1100 square foot, illegal 2 bedroom basement suite. Located in a family friendly community, you will not want to miss this opportunity.