

\$1,000,000 - 34 Varbow Place Nw, Calgary

MLS® #A2192648

\$1,000,000

5 Bedroom, 3.00 Bathroom, 1,730 sqft

Residential on 0.22 Acres

Varsity, Calgary, Alberta

**** LOCATION “ LOCATION **** in Varsity Village. **** WALK** to University of Calgary, University District (with all its shops, pubs & eateries), Market Mall, University Research Park, both Public & Catholic Schools -and- LRT. **** ALSO**, very close to the Foothills Hospital, the Children’s Hospital and the new world class Cancer Centre. **** EASY** access to all NW major traffic arteries in all directions. **** LOCATED** on a very quiet tree lined cul-de-sac bay where homes seldom come to the market. **** OVERSIZED** private yard with mature trees and landscaping, backing onto a community walking/biking path.

**** THIS** is a rare four-bedroom (plus 1 bedroom) home with a traditional floorplan. Stepping into the spacious front entrance you are greeted to a large formal living room / dining room combo featuring beautiful oak hardwood floors & a stone faced fireplace. This leads to a traditional kitchen eating area that overlooks the beautiful, treed backyard. Then down a step, you have a very good-sized cozy family room with patio doors leading to a large patio deck “ oh so beautiful and with so many options. THEN there are the four bedrooms “ with a nice size master that has a three-piece ensuite and three secondary bedrooms that share a 4 pce main bathroom. ALL the bedrooms having gleaming oak hardwood floors. **** LOWER** level includes a huge family/recreation room with a cool built in bar area, a 5th bedroom, a full 4-piece bathroom, a huge storage/hobby room and a



good size utility area. ** NOTE ** this home is move-in ready " or -- ready for your personal renovations -- or -" ideal for a MAJOR RENOVATION making this a FOREVER dream home. (FULLY renovated homes have SOLD for over \$2,300,000 dollars in Varsity Village) *** DON'T miss out " reach out to your favorite Realtor to view -OR- come by the "OPEN HOUSE" on Saturday April 19th or Sunday April 20th from 1:30 pm to 4:00 pm -- and come by to "CHECK-it-OUT"

Built in 1969

Essential Information

MLS® #	A2192648
Price	\$1,000,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,730
Acres	0.22
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	34 Varbow Place Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 0B6

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Driveway

of Garages 2

Interior

Interior Features No Smoking Home, Storage, Bar

Appliances Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner, Range

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Gray Water System, Kennel, Private Yard, Tennis Court(s)

Lot Description Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Many Trees, Front Yard, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame, Cedar

Foundation Poured Concrete

Additional Information

Date Listed April 18th, 2025

Days on Market 1

Zoning R-CG

Listing Details

Listing Office Real Broker

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