

\$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 â€™ 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 Childrenâ€™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 â€™ oh so beautiful and with so many options. THEN there are the four bedrooms â€™ 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" 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 Bar, No Smoking Home, Storage

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

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

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

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

Roof Asphalt Shingle

Construction Stucco, Wood Frame, Cedar

Foundation Poured Concrete

Additional Information

Date Listed April 18th, 2025

Days on Market 2

Zoning R-CG

Listing Details

Listing Office Real Broker

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