

\$874,900 - 3411 Varna Crescent Nw, Calgary

MLS® #A2073727

\$874,900

4 Bedroom, 2.00 Bathroom, 1,340 sqft

Residential on 0.23 Acres

Varsity, Calgary, Alberta

Extremely well-maintained home incredibly located on one of the best streets in Varsity, backing onto a greenspace, mere steps to the Bow River and only a 4 minute walk to Market Mall! Situated on a huge 85' x 120' lot with no back neighbours! Immediately be impressed by the lovely curb appeal with soaring trees, a brick driveway and a massive, oversized garage. Inside over 2,100 sq. ft. of developed space ensures a ton of room for your family to grow, mature and change with the times. Oversized windows stream endless sunshine into the living room while a quaint wood-burning fireplace ignites on cool winter evenings adding a cozy atmosphere as well as a charming focal point. The large kitchen is the heart of the home with a plethora of storage, a window overlooking the backyard and clear sightlines into the dining room. Adjacent, the sunroom is a great space to unwind and enjoy mature tree views no matter the weather. The covered deck entices summer barbeques with no need to cancel due to rain. A second deck and a paver stone patio provide additional entertaining, lounging and R&R options in the great outdoors, plus there is still a massive and private backyard for kids and pets to play. 3 spacious bedrooms are on the main level as well as a large bathroom with convenient cheater access from the primary bedroom. Loads of additional living space awaits in finished basement where a bright and sunshine filled rec room encourages movie and games nights gathered around the brick



encased fireplace. A den is a versatile space for a home office, hobby room, play space or guest room with easy access to the 3-piece bathroom. The cherry on top of this immaculate home is the ginormous garage that is insulated and drywalled with a built-in shop, built-in storage and lots of space for more than just vehicles. This wonderful home is extremely clean and lovingly maintained ready for your modernization and personal touches in a truly phenomenal location!

Built in 1971

Essential Information

MLS® #	A2073727
Price	\$874,900
Sold Price	\$850,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,340
Acres	0.23
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	3411 Varna Crescent Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 0E7

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Oversized

Interior

Interior Features	Pantry, See Remarks, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Living Room, Recreation Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 27th, 2023
Date Sold	November 22nd, 2023
Days on Market	86
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX FIRST
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.