

\$999,900 - 26 Varston Place Nw, Calgary

MLS® #A2108052

\$999,900

6 Bedroom, 4.00 Bathroom, 1,905 sqft

Residential on 0.20 Acres

Varsity, Calgary, Alberta

Welcome to this expansive bungalow nestled at the peaceful end of a serene cul-de-sac in Varsity. Boasting a generous 3610 sq. foot living space, this fully developed home offers an idyllic retreat, backing onto lush green space/park. As you step inside, you'll be greeted by the warm allure of Brazilian Cherry hardwood flooring that graces the living room and dining area, complemented by a captivating brick wood-burning fireplace. The kitchen has been thoughtfully upgraded with granite countertops, lighting fixtures, and laminate flooring, elevating both style and functionality. The spacious main floor family room features a charming brick and gas fireplace, creating a cozy atmosphere for gatherings and entertaining. From here, you can access the inviting south-facing sun patio with exposed aggregate concrete, providing ample space for your outdoor furniture. Additionally, a second exposed aggregate concrete patio spans the width of the back of the home, perfect for enjoying outdoor moments. This home offers a well-designed layout with three bedrooms and two full bathrooms on the main level, perfectly catering to family needs. Downstairs, you'll discover another three bedrooms and two full baths, as well as a sizable rec room adorned by a third fireplace, offering endless possibilities for relaxation and recreation. Convenience is at its best with laundry facilities on both levels, and the basement even features a second kitchen (illegal suite), enhancing your lifestyle options



or potential rental income. The expansive 120' wide lot at the back of the property backs onto a serene treed park, providing a tranquil and picturesque backdrop. This fantastic location is in close proximity to the University, Children's Hospital, Market Mall, and the Brentwood LRT station. Varsity stands as one of the most sought-after executive communities in Calgary, boasting a prestigious reputation. The neighborhood is home to five highly-regarded schools: Christine Meikle School, F.E. Osborne School, Marion Carson School, St. Vincent de Paul School, and Varsity Acres School. Additionally, it enjoys proximity to the University of Calgary and Alberta Children's Hospital. With just an 18-minute drive to the Calgary International Airport and a 15-minute commute to downtown, this location combines convenience with tranquility. Discover the convenience of having all essential amenities within reach, from shopping malls to McMahon Stadium and the Bow River. Welcome to a truly exceptional Varsity lifestyle!

Built in 1972

Essential Information

MLS® #	A2108052
Price	\$999,900
Sold Price	\$975,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,905
Acres	0.20
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	26 Varston Place Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A0B7

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Granite Counters, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Oven, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Lighting, Playground, Rain Barrel/Cistern(s)
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Brick, Metal Siding, Mixed, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 15th, 2024
Date Sold	February 28th, 2024
Days on Market	13
Zoning	RC-1
HOA Fees	0.00

Listing Details

Listing Office	Grand Realty
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