

# \$879,900 - 4011 Varmoor Road Nw, Calgary

MLS® #A2112867

**\$879,900**

5 Bedroom, 3.00 Bathroom, 1,136 sqft  
Residential on 0.20 Acres

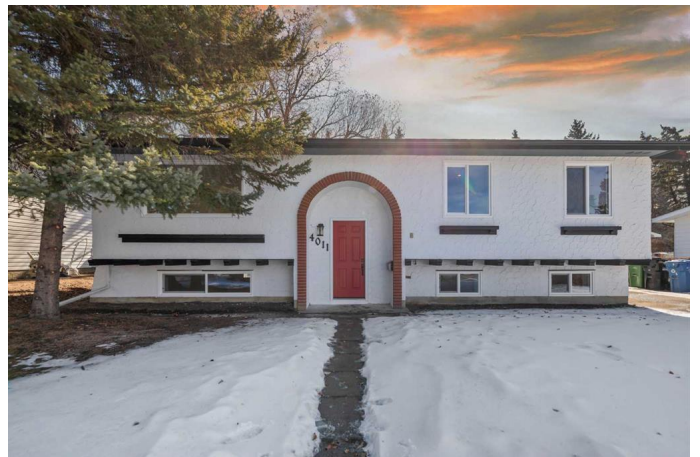
Varsity, Calgary, Alberta

Welcome to your dream home in the coveted, mature neighborhood of Varsity. This stunning bungalow boasts a newly fully renovated interior, offering contemporary elegance and comfort. As you step inside, you'll be greeted by an abundance of natural light that illuminates the spacious open-concept layout.

The heart of this home is its expansive kitchen, featuring a large island perfect for entertaining, quartz countertops which are complemented by sleek stainless steel appliances. Your main floor also features three bedrooms and a master that offers a beautifully done ensuite. Downstair you will find an two more bedrooms, a large recreation area or secondary livingroom as well as your third bathroom which provides ample space for your family to thrive and guests to feel at home.

Outside, a sprawling lot awaits, providing endless possibilities for outdoor enjoyment and relaxation. Park with ease in the large double-car garage, offering convenience and security.

Conveniently located across the street from the university district, Children's Hospital and University. A couple of minutes' walk from the vibrant market and mall, and a short drive to Foothills Hospital ensuring you're close to all amenities. Don't miss out on the opportunity to make this exceptional property yours!



Built in 1969

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2112867    |
| Price          | \$879,900   |
| Sold Price     | \$855,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,136       |
| Acres          | 0.20        |
| Year Built     | 1969        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 4011 Varmoor Road Nw |
| Subdivision | Varsity              |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3A 0B3              |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

## Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan |
| Appliances        | Oven, Refrigerator, Washer/Dryer                                |
| Heating           | Forced Air, Natural Gas                                         |
| Cooling           | None                                                            |
| Has Basement      | Yes                                                             |
| Basement          | Finished, Full                                                  |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard |
|-------------------|--------------------------------|

|                 |                                                                             |
|-----------------|-----------------------------------------------------------------------------|
| Lot Description | Back Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape, Rectangular Lot |
| Roof            | Asphalt                                                                     |
| Construction    | Concrete, Wood Frame                                                        |
| Foundation      | Poured Concrete                                                             |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 6th, 2024  |
| Date Sold      | March 15th, 2024 |
| Days on Market | 9                |
| Zoning         | R-C1             |
| HOA Fees       | 0.00             |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | VIP Realty & Management |
|----------------|-------------------------|

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