

\$1,199,000 - 14 Varmoor Place Nw, Calgary

MLS® #A2116711

\$1,199,000

4 Bedroom, 3.00 Bathroom, 1,925 sqft

Residential on 0.44 Acres

Varsity, Calgary, Alberta

(Back on the market-was C/S but buyer financing was declined) Once in a lifetime opportunity to own one of the largest lots in all of Varsity! The current owners have lived here for 50 years and are excited for their next stage of life. The lucky new owners will get to call this nearly HALF ACRE, over 19000 sf (over 3x larger than a regular full sized 50' x 120' lot), prime piece of real estate, HOME! Plant your roots here and grow with your family as you enjoy an exceptional location with top schools nearby and walk to the University of Calgary, literally, across the street! The size of this property allows for endless options and future benefits. Located in a cul-de-sac, there is also a walkway right beside the property which allows easy access to the road behind and extra privacy from the side neighbour. The home itself is an original condition 5 level split offering nearly 2000 sf above grade plus 2 lower levels. The top floor features 3 bedrooms plus 2 full baths (one of which is the master ensuite which is rare in this era of home). The main level boasts a large living room, dining room, kitchen, den, half bath, and family room. The lower levels are partly finished with a large rec room and unfinished area. This home is very well laid but in original condition and is a blank canvass for the next owner. Homes like this in these locations rarely come up for sale. If you're looking to own/invest in one of Calgary most desirable, close-in NW communities, don't miss out on this substantial piece of real



estate in highly sought after Varsity!

Built in 1971

Essential Information

MLS® #	A2116711
Price	\$1,199,000
Sold Price	\$1,150,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,925
Acres	0.44
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	14 Varmoor Place Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 0A1

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	No Smoking Home
Appliances	Electric Range, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	None
Lot Description	Corner Lot, Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2024
Date Sold	June 5th, 2024
Days on Market	76
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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