

\$999,900 - 6 Varsdale Place Nw, Calgary

MLS® #A2120804

\$999,900

4 Bedroom, 3.00 Bathroom, 2,276 sqft

Residential on 0.19 Acres

Varsity, Calgary, Alberta

Here in one of Northwest Calgary's most sought-after neighbourhoods is this wonderful two storey home tucked away in this family-friendly cul-de-sac in Varsity Village.

This lovely 4 bedroom home enjoys a wonderful traditional floorplan featuring wide-open rooms, oak kitchen with sunroom addition, gleaming hardwood floors & private backyard filled with mature trees & extensive gardens. Drenched in natural light is the spacious South-facing living room with window seat, open to the formal dining room making entertaining & family gatherings a breeze. The great-sized kitchen has a centre island & walk-in pantry, loads of cabinet space & black appliances including cooktop stove & built-in double ovens. You'll love the dining nook/sunroom addition with its vaulted ceilings & expanse of windows looking out into the backyard. The family room is a warm inviting space with its wood-burning fireplace with stone surround & built-in bookcases. Upstairs there are 4 bedrooms - each with hardwood floors & terrific closet space, plus 2 full baths; the master bedroom has a big walk-in closet & ensuite with vessel sink, granite counters & shower. One of the bedrooms has a built-in desk & cabinets...perfect as your office. The lower level is finished with a rec room with free-standing fireplace, games room with wet bar & loads of storage space including cedar closet. Main floor laundry/mudroom complete with built-in cabinets, closet & Whirlpool Duet washer/dryer. Finished garage with built-in



cabinets & epoxy floors. Both furnaces were recently (Dec 2023) serviced & inspected. A gardeners' dream on this beautifully landscaped private lot with an abundance of annuals & perennials, backyard patio & large storage shed. The loving home to the same family for over 45 years, in this exclusive location within walking distance to Market Mall shopping, bus stops & Bowmont Park, with quick easy access to top-rated schools & University of Calgary, hospitals (Alberta Children's, Foothills Medical Centre & the new Arthur J.E. Child Cancer Centre), University District, LRT & downtown.

Built in 1969

Essential Information

MLS® #	A2120804
Price	\$999,900
Sold Price	\$984,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,276
Acres	0.19
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	6 Varsdale Place Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 0G7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Kitchen Island, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Free Standing, Gas, Gas Starter, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Garden, No Neighbours Behind, Landscaped, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 23rd, 2024
Days on Market	12
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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