

\$1,000,000 - 12 Varna Place Nw, Calgary

MLS® #A2130403

\$1,000,000

5 Bedroom, 3.00 Bathroom, 2,104 sqft

Residential on 0.24 Acres

Varsity, Calgary, Alberta

Welcome to 12 Varna Place, nestled in the esteemed community of Varsity. Located just a moments walk from the serene Bow River and an array of scenic walking paths, this exceptional property offers a perfect mix of tranquility and convenience. Nestled within a cul-de-sac and backing onto a walking path, this home boasts a prime location within a mature neighborhood characterized by expansive lots and towering trees. Its proximity to esteemed institutions such as the University of Calgary, Foothills Hospital, and the Alberta Children's Hospital ensures both accessibility and prestige. This home effortlessly accommodates the larger family or those that work from home with 5 bedrooms. Entertain effortlessly with two family rooms on the main floor and the expansive backyard, complete with a charming brick patio, inviting pergola, and cozy firepit - perfect for gatherings under the stars. Embrace your green thumb in the Cedar greenhouse. A family room featuring a wood-burning fireplace offers a cozy retreat on chilly evenings. Comfort is assured year round with central air conditioning and two furnaces. With easy access to downtown, SAIT, U of C, the hospitals, and close proximity to the scenic parks including Dale Hodges Park, 12 Varna Place presents unparalleled opportunities. Don't miss your chance to make this remarkable property your own - schedule a viewing today and experience the allure of Varsity living.



Built in 1971

Essential Information

MLS® #	A2130403
Price	\$1,000,000
Sold Price	\$1,000,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,104
Acres	0.24
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	12 Varna Place Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 0E8

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Built-in Features
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Starter, Wood Burning

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 8th, 2024
Date Sold	May 13th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker United
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