

\$1,500,000 - 18 Varston Place Nw, Calgary

MLS® #A2132782

\$1,500,000

4 Bedroom, 3.00 Bathroom, 2,275 sqft

Residential on 0.19 Acres

Varsity, Calgary, Alberta

****OPEN HOUSE SATURDAY MAY 18 2:30-4 PM.**** Fabulous executive family home in brilliant location, on quiet cul de sac + situated on gorgeous large flat lot with sunny south facing backyard + beautiful landscaping including mature trees + perennials. Pleasing curb appeal + low maintenance Hardie Board exterior. Extensively renovated + expanded in 2013 + offering a very pleasing layout for todays buyers. Combined living/dining room at the front of the house with big picture window + two sets of pocket doors (one off hallway + the other off the kitchen.) Spacious kitchen, nook + expansive family room at the back of the home offering a very open plan with loads of windows + access to the beautiful yard. The kitchen offers loads of counter space, stainless steel appliances, with Wolfe gas stove + microwave, wine fridge , window seat + granite countertops throughout + breakfast bar. Step down to the hub of the day to day life "the great room with its warm gas ribbon fireplace + built in millwork. The main floor also offers a laundry room. Air conditioned upper level with 3 bedrooms, all a comfortable size + roomy walk in closets . The primary bedroom is very generous with sitting area, large walk in closet + ensuite bath. The lower level is very functional with TV room, gym, office, flex space + storage. Both the inside + out are ideal for entertaining. Walk out the backyard to a pathway system that leads to schools + play areas. Hand - scraped hardwood floors, tile + cork floors, Hunter



Douglas window coverings, 2 Furnaces + oversized hot water tank replaced in 2018, the shingles in 2011/2013 with 25 year guarantee, cedar deck + fence, double attached finished + heated garage. Fabulous location close to schools, Foothills + Children's hospitals, U of C, Winter Club + all shopping amenities.

Built in 1970

Essential Information

MLS® #	A2132782
Price	\$1,500,000
Sold Price	\$1,472,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,275
Acres	0.19
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	18 Varston Place Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 0B7

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Heated Garage

Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, See Remarks
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Low Maintenance Landscape, Landscaped, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2024
Date Sold	June 8th, 2024
Days on Market	23
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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