

\$1,325,000 - 3364 Varna Crescent Nw, Calgary

MLS® #A2136670

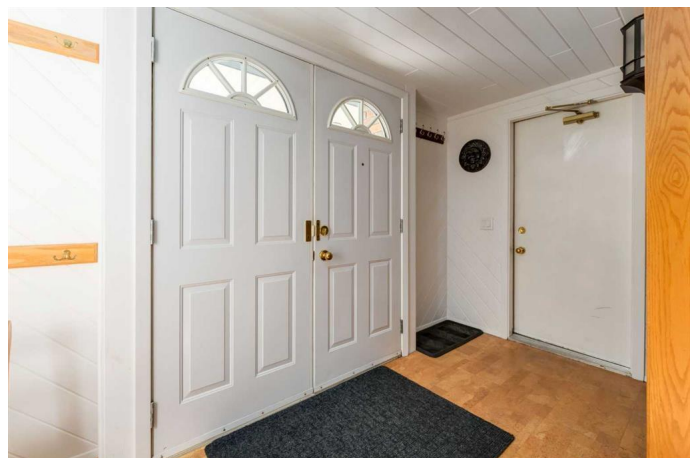
\$1,325,000

4 Bedroom, 4.00 Bathroom, 2,842 sqft

Residential on 0.25 Acres

Varsity, Calgary, Alberta

Searching for an expansive property on one of the best streets in Varsity? Your search is over! Sitting on a large corner lot, this home boasts over 3,600 sq.ft developed living space and offers the room a growing family needs w/4 bedrooms and 4 full baths above grade. Open concept main floor keeps everyone connected between your kitchen, living and dining room. Kitchen is well equipped w/great storage, stainless steel appliances, granite counters plus a large island that provides plenty of prep space plus has room for stools. Spacious dining area is great for your family dinners w/ patio doors leading out to your private deck & yard that backs onto a pathway. Head upstairs and you will sure to be impressed with the huge primary retreatâ€not easily found in the community! The bedroom is flooded w/natural light and windows surrounding you on all sides. King bed and all your furniture will fit easily. A gas fireplace w/built-in maple cabinetry and views of the river and mountains; you wonâ€™t want to leave. 5-pc ensuite is complete w/heated floors, large walk-in shower, soaker air tub, large vanity w/great storage, double sinks and a separate make-up counter. Wondering about closet space? Fear notâ€.huge walk-in closet w/ built in storage and drawers is what you have been waiting for. Spacious 2nd bedroom with views of the backyard plus a 4-pc ensuite is a huge bonus. The 3rd bedroom is also well sized w/access to the updated 3-pc bath. Upper floor is finished off with a private



officeâ€¦a quiet space to work complete w/a custom desk to fit the space. 3rd level has direct access to your backyard and patio w/a fire pit. The cozy family room is a great place to relax w/gas fireplace & custom feature wall and cabinetry. 3rd full bath and a 4th bedroom complete the level. Developed basement is perfect for the kids and offers a great rec space w/pool table, TV area w/entertainment centre, wet bar and your laundry room. Donâ€™t forget about the spacious crawlspace for all your storage needs. The huge addition was thoughtfully designed to provide ample space and a heated triple attached garageâ€¦no more parking outside! Home is complete w/3 furnaces (2 high efficient furnaces replaced in 2015) 2 H2O tanksâ€¦one new in 2024, Hunter Douglas blinds throughout, shingles in 2012, underground sprinklers & A/C in the second floor addition. Location canâ€™t be beatâ€¦steps to Bow River Pathway system and one block from Christine Meikle school. Minutes to the University of Calgary, Childrenâ€™s hospital and quick access to the Foothills hospital and into downtown. Opportunities like this donâ€™t come up often in Varsity Village. Donâ€™t miss your chance.

Built in 1972

Essential Information

MLS® #	A2136670
Price	\$1,325,000
Sold Price	\$1,302,500
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,842
Acres	0.25
Year Built	1972

Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	3364 Varna Crescent Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 0E6

Amenities

Parking Spaces	3
Parking	Heated Garage, Triple Garage Attached

Interior

Interior Features	Bar, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Soaking Tub, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Corner Lot, Irregular Lot, Reverse Pie Shaped Lot, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Metal Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2024
Date Sold	June 7th, 2024
Days on Market	8
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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