

\$1,188,000 - 30 Vardell Place Nw, Calgary

MLS® #A2141425

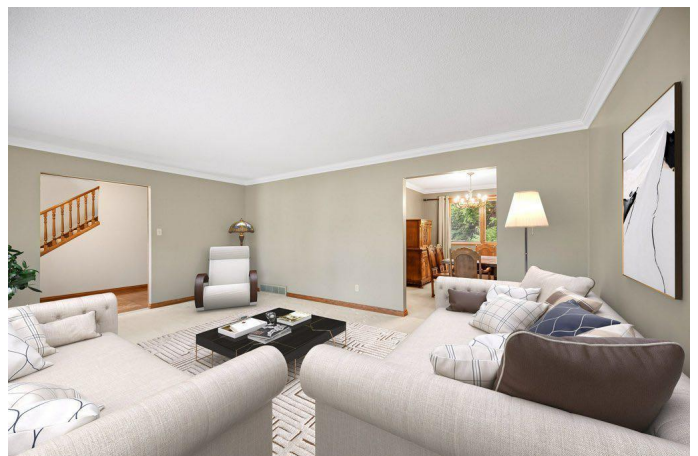
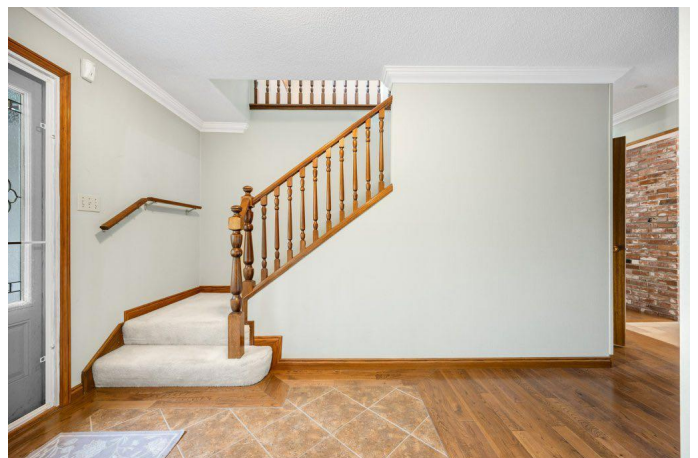
\$1,188,000

3 Bedroom, 3.00 Bathroom, 2,226 sqft

Residential on 0.17 Acres

Varsity, Calgary, Alberta

Welcome to Vardell Place, a lovely home situated on a quiet cul-de-sac backing the walking paths in the most desirable location in NW Calgary. This 2226sqft fully finished two story has 3 bedrooms + Den + 2.5 bathrooms. Enter into the large Foyer which flows through the formal Living room + Dining room where you can entertain all your friends and family. Quaint original Kitchen and Breakfast nook has ample storage and patio doors to the expansive back deck, lawns + gardens. Family room has built-in shelves, beautiful brick wood-burning Fireplace with gas log lighter and patio doors to step out back. Main floor also includes 2pce Powder room, large Laundry room, access to double attached (heated) Garage and a side man door. Upstairs offers a Den, 2 generous sized Bedrooms, 3pce Bathroom, Primary Suite with dual closets and a large 4pce Ensuite. Step downstairs to the Basement Recreation/Family room space which is a great open space for all your game nights. The large adjoining Storage room has possibilities for a workshop, a gym, cold storage or ALL your family heirlooms. Sitting on a premium 60x120 flat lot, with a South facing backyard + beautiful mature trees for privacy. Single owner (family) home thoughtfully maintained with improvements through the years including newer shingles (2015), two furnaces (2020), H2O tank (2016), and water softener (2017). Varsity Village is close to Schools, University of Calgary, Children's Hospital, Parks, Community Center,



Market Mall and walking distance to Brentwood LRT Station. Move right into the most wanted community and put your creativity to work to make this your family home for years to come!

Built in 1969

Essential Information

MLS® #	A2141425
Price	\$1,188,000
Sold Price	\$1,155,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,226
Acres	0.17
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	30 Vardell Place Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 0B8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Heated Garage

Interior

Interior Features	Central Vacuum, Jetted Tub, No Animal Home, No Smoking Home, Storage
-------------------	--

Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Microwave, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Other
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Lawn, Garden, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cedar, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 15th, 2024
Date Sold	June 27th, 2024
Days on Market	12
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.