

\$869,900 - 26 Varcourt Place Nw, Calgary

MLS® #A2142284

\$869,900

4 Bedroom, 2.00 Bathroom, 1,768 sqft

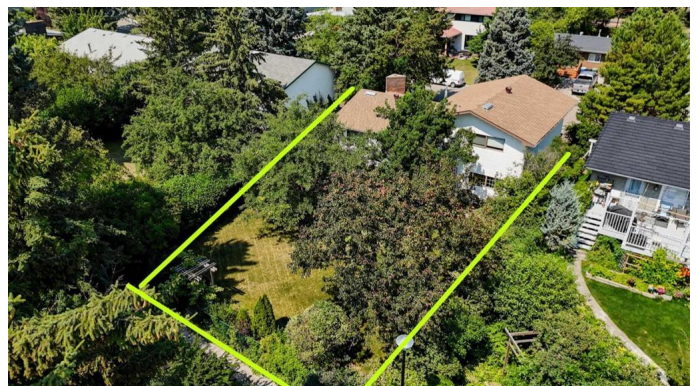
Residential on 0.17 Acres

Varsity, Calgary, Alberta

Meticulous and lovingly maintained, this 4-bedroom family home in desirable Varsity is located just steps away from Bowmont Park, Market Mall, and top-rated schools. Enter through the large, bright foyer on the ground floor, where you'll find a spacious bedroom (or office) with large windows, a 3-piece bathroom with tiled shower, and direct access to the single attached garage with epoxy floors & shelving. The gorgeous south-facing backyard, accessible from the ground level, is a secluded oasis featuring an enormous private patio unlike any other. Enjoy direct access from the backyard to a pathway leading to the spectacular Bowmont Park, just a few doors down.

The second level of the home can be accessed two ways: a staircase up to the spacious living and dining rooms or a staircase up to the lovely kitchen overlooking the south yard. The central breakfast bar provides a wonderful space for conversation. On the top level, you'll find three generous bedrooms, including the master bedroom with custom closet organizers, and a large 4-piece bathroom. The basement offers a spacious family room, a massive laundry room, and several storage areas.

This family home is ideally located near all amenities, including the University of Calgary, Foothills and Alberta Children's Hospitals, Dalhousie LRT Station, Silver Springs Golf &



Country Club, the vibrant University District,
and the fantastic pathway system. Act now!

Built in 1968

Essential Information

MLS® #	A2142284
Price	\$869,900
Sold Price	\$940,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,768
Acres	0.17
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	26 Varcourt Place Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 0G8

Amenities

Parking Spaces	2
Parking	Insulated, Single Garage Attached

Interior

Interior Features	Closet Organizers, Kitchen Island
Appliances	Dishwasher, Dryer, Electric Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Basement, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Lawn, Landscaped, Level, Many Trees, Private, Secluded, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2024
Date Sold	September 14th, 2024
Days on Market	2
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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