

\$925,000 - 240 Vantage Place Nw, Calgary

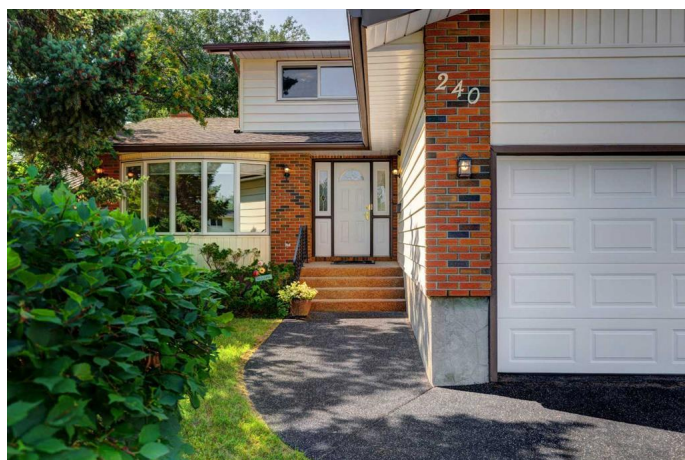
MLS® #A2156862

\$925,000

6 Bedroom, 4.00 Bathroom, 1,947 sqft
Residential on 0.14 Acres

Varsity, Calgary, Alberta

OPEN HOUSE SUNDAY August 11th 2pm to 4:30pm 240 VANTAGE PL NW View the 3D Tour (purple house symbol) This lovely home is perfect for a growing family or for multi-generational families with 6 bedroom (4 Up and 2 down), 3.5 bath with an oversized double attached garage (23'7" deep x 19' wide). Prime location in a quiet culdesac in the sought after inner-city NW community of Varsity. Steps to all levels of schooling including U of C. Walk to Market Mall, the Silver Springs Golf Course, a huge natural park ravine with walking paths down to the Bow River, lots of restaurants, shops, the LRT and more. Spacious and bright with a functional center hall floor plan. Foyer front entry also gives access to the over-sized double garage that will fit two large trucks. Large formal living room area with beautiful hardwood floors. Across the foyer is the office / den area or could be used as the formal dining room with a pass through to the kitchen. The kitchen and dining area has big windows letting in lots of natural light that face out to the sunny west back yard and is open to the family room featuring a gas fireplace and built-in bookcases with a patio door access to the deck made from low maintenance composite decking. Powder room down the center hall for easy access to any room. Convenient main floor laundry room and mud room with new 2024 Washer & Dryer has a side entry to the backyard. On the upper floor you will find four bedrooms. The primary bedroom has its own



ensuite and walk-in closet. The three kids bedrooms share the upper floor main bathroom. In the fully finished lower level you will find a huge rec room, Two more bedrooms, a three piece bathroom and lots of storage room. This home has more original finishings inside that have been lovingly cared for and maintained. Many updates as well! The roof is only one year old, new shingles July 2023. Insulation has been added to the attic to make this home more energy efficient. Newer Triple pane windows. Two brand new hot water heaters. The beautiful sunny west backyard has mature trees and landscape, large garden area, patio outdoor living spaces. Varsity is a fantastic community! You are not only close to so many amenities to enjoy at Market Mall, University District, Northhill Mall, you are also very close to both the Foothills and Children's Hospitals as well. Steps to every level of schooling K-9 ST Vincent de Paul School, a public elementary Marion Carson School, F.E. Osborne Jr High School and even walk to University of Calgary! Designated High School is Sir Winston Churchill. So many parks and playgrounds! Quick commute to downtown or easy access out to the mountains too! This is a incredible opportunity to get into a solid home in Varsity where the important expensive things such as roof and windows have been already done for you. Welcome Home!

Built in 1973

Essential Information

MLS® #	A2156862
Price	\$925,000
Sold Price	\$925,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	1,947
Acres	0.14
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	240 Vantage Place Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 1X9

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum, No Smoking Home, Storage
Appliances	Dishwasher, Freezer, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Barbecue, BBQ gas line, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Irregular Lot, Landscaped, Private, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 11th, 2024
Date Sold	August 14th, 2024
Days on Market	3
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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