

\$1,000,000 - 34 Varbow Place Nw, Calgary

MLS® #A2192648

\$1,000,000

5 Bedroom, 3.00 Bathroom, 1,730 sqft

Residential on 0.22 Acres

Varsity, Calgary, Alberta

**** LOCATION â€“ LOCATION **** in Varsity Village. **** WALK** to University of Calgary, University District (with all its shops, pubs & eateries), Market Mall, University Research Park, both Public & Catholic Schools -and- LRT. **** ALSO**, very close to the Foothills Hospital, the Childrenâ€™s Hospital and the new world class Cancer Centre. **** EASY** access to all NW major traffic arteries in all directions. **** LOCATED** on a very quiet tree lined cul-de-sac bay where homes seldom come to the market. **** OVERSIZED** private yard with mature trees and landscaping, backing onto a community walking/biking path.

**** THIS** is a rare four-bedroom (plus 1 bedroom) home with a traditional floorplan. Stepping into the spacious front entrance you are greeted to a large formal living room / dining room combo featuring beautiful oak hardwood floors & a stone faced fireplace. This leads to a traditional kitchen eating area that overlooks the beautiful, treed backyard. Then down a step, you have a very good-sized cozy family room with patio doors leading to a large patio deck â€“ oh so beautiful and with so many options. THEN there are the four bedrooms â€“ with a nice size master that has a three-piece ensuite and three secondary bedrooms that share a 4 pce main bathroom. ALL the bedrooms having gleaming oak hardwood floors. **** LOWER** level includes a huge family/recreation room with a cool built in bar area, a 5th bedroom, a full 4-piece bathroom, a huge storage/hobby room and a



good size utility area. ** NOTE ** this home is move-in ready â€” or -- ready for your personal renovations -- or -â€” ideal for a MAJOR RENOVATION making this a FOREVER dream home. (FULLY renovated homes have SOLD for over \$2,300,000 in Varsity Village)
*** *** DONâ€™T miss out â€” reach out to your favorite Realtor to view -OR- come by the â€œOPEN HOUSEâ€• on Saturday April 19th or Sunday April 20th from 1:30 pm to 4:00 pm -- and come by to â€œCHECK-it-OUTâ€•

Built in 1969

Essential Information

MLS® #	A2192648
Price	\$1,000,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,730
Acres	0.22
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	34 Varbow Place Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 0B6

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Driveway

of Garages 2

Interior

Interior Features No Smoking Home, Storage, Bar
Appliances Central Air Conditioner, Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, Range
Heating Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Private Yard, Gray Water System, Kennel, Tennis Court(s)
Lot Description Back Yard, Backs on to Park/Green Space, Landscaped, Level, Many Trees, Cul-De-Sac, Front Yard, Rectangular Lot
Roof Asphalt Shingle
Construction Stucco, Wood Frame, Cedar
Foundation Poured Concrete

Additional Information

Date Listed April 18th, 2025
Days on Market 2
Zoning R-CG

Listing Details

Listing Office Real Broker

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.