

# \$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** – **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 Children’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 – oh so beautiful and with so many options. THEN there are the four bedrooms – 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€œ or -- ready for your personal renovations -- or -â€œ ideal for a MAJOR RENOVATION making this a FOREVER dream home. (FULLY renovated homes have SOLD for over \$2,300,000 dollars in Varsity Village) \*\*\* \*\* DONâ€™T miss out â€œ 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
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## Interior

Interior Features	Bar, No Smoking Home, Storage
Appliances	Central Air Conditioner, Dishwasher, Range, Refrigerator, Washer/Dryer, Window Coverings
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, Tennis Court(s), Gray Water System, Kennel
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, Level, Many Trees, 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
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