

\$1,250,000 - 10 Varsville Place Nw, Calgary

MLS® #A2257647

\$1,250,000

4 Bedroom, 3.00 Bathroom, 1,531 sqft

Single Family on 0.19 Acres

Varsity, Calgary, Alberta

Welcome to 10 Varsville Place NW! Tucked away in a quiet cul-de-sac in the prestigious community of Varsity. This community was designed to create a park-like atmosphere with an extensive network of pedestrian pathways connecting the community parks and its residents. This custom Arthur Rempel hillside bungalow offers over 2,700 SQFT of unique mid-century modern living space with 4 bedrooms and 3 bathrooms. Starting downstairs, youâ€™ll find a bright and spacious lower level featuring a comfortable bedroom, a full bathroom, and a large utility room that offers excellent storage space. A wood-burning fireplace anchors the basement living area. You will find natural Ash wood throughout, while a wet bar at the back makes this the perfect space for entertaining or cozy nights in. Heading upstairs, natural soft light pours through the west-facing windows. The main living room is bright and inviting, framed by oversized windows and warmed by its own wood-burning fireplace. Vaulted 10-foot ceilings with beautiful cedar beams add a special architectural touch that enhances the homeâ€™s character. The kitchen flows seamlessly into a dining area with access to the front veranda, where you can enjoy morning coffee overlooking the park. Set on a large lot, the massive backyard is private, quiet, and ideal for BBQs, entertaining, or simply relaxing outdoors. With the park in front and a peaceful pathway behind, youâ€™re surrounded by green space in every direction.



All this within close proximity to Brentwood LRT station, University of Calgary, Alberta Children’s Hospital, Foothills Medical Centre, Market Mall, Schools, and countless other amenities. This is a true character home on a prime lot in one of NW Calgary’s most sought-after communities. Don’t miss your chance to make it yours – schedule your viewing today! (id:6289)

Built in 1969

Essential Information

Listing #	A2257647
Price	\$1,250,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	1,531
Acres	0.19
Year Built	1969
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	10 Varsville Place Nw
Subdivision	Varsity
City	Calgary
Province	Alberta
Postal Code	T3A0A8

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Cul-de-sac, See remarks, Wet bar, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage, Concrete, Garage, Heated Garage
# of Garages	3

Interior

Appliances	Refrigerator, Stove, Oven, Hood Fan
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Stone, Stucco
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office eXp Realty



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