

# \$1,050,000 - 14 Varbow Place Nw, Calgary

MLS® #A2224144

**\$1,050,000**

4 Bedroom, 3.00 Bathroom, 2,083 sqft

Residential on 0.18 Acres

Varsity, Calgary, Alberta

Welcome to your forever family home in Varsity! Nestled at the end of a quiet, secluded cul-de-sac, this beautifully maintained two-story home offers the perfect blend of privacy, comfort, and community living. Backing south onto scenic walkways that wind through the heart of Varsity, it's an ideal setting for evening strolls, bike rides, or family adventures right outside your back door. Inside, you'll find space for everyone with four bedrooms and three bathrooms, elegant hardwood floors, and energy-efficient triple-paned windows that keep your home cozy year-round. The generous living and dining rooms are perfect for hosting family gatherings, while the bright kitchen and breakfast nook overlook the lush backyard; ideal for watching the kids play. The main floor family room features a cozy fireplace and garden doors that open to a sunny patio where you can enjoy summer BBQs or quiet mornings with a coffee. Downstairs, the fully finished basement has been completed with engineered hardwood floors and offers a second family or games room, creating a flexible space for movie nights, playdates, or a teen hangout zone. Recent upgrades to the home within the last 2-3 years include a new roof, updated electrical panel, and newer furnaces and water heater. Located within walking distance to the University of Calgary and the Alberta Children's Hospital, and just minutes from Market Mall, the LRT, parks, and top schools, this home truly sits at the



heart of it all. More than just a house, this is where memories are made and a community becomes home.

Built in 1969

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2224144    |
| Price          | \$1,050,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,083       |
| Acres          | 0.18        |
| Year Built     | 1969        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 14 Varbow Place Nw |
| Subdivision | Varsity            |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3A 0B6            |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, French Door, Laminate Counters, Storage                  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas   |

|                 |                          |
|-----------------|--------------------------|
| Cooling         | None                     |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Gas                      |
| Has Basement    | Yes                      |
| Basement        | Full, Partially Finished |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Garden   |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Garden, Interior Lot, Lawn, Many Trees |
| Roof              | Asphalt Shingle  |
| Construction      | Brick, Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 2              |
| Zoning         | R-CG           |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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