

# \$2,700,000 - 12 Vardana Place Nw, Calgary

MLS® #A2222021

**\$2,700,000**

5 Bedroom, 5.00 Bathroom, 3,356 sqft

Residential on 0.20 Acres

Varsity, Calgary, Alberta

One and only Brand New /Year 2024 Built 4900+ square feet of true luxury on a flat, pie shaped lot in the Heart of Varsity Village. Step out of your tranquil location onto the pathway system leading to all School levels, Parks, University of Calgary , Cafes and Shops of the University District. Some of the highlights are 5 Bedrooms(2 masters),4.5 Washrooms(all with HEATED FLOORS),9 Ft ceiling height on all 3 levels, 200 amps of power, Office, Living/Dinning, Theatre Room , 2 Laundry rooms ( upper floor and basement )Kitchen with massive Island and equipped with JennAir Appliances, Wet Bar, Custom TV units, Feature Walls, Centrally Air Conditioned, Heated Garage (GAS) with epoxy flooring , Inbuilt speakers and Monitoring System with Security Cameras, Engineered Hardwood Floor,Huge Deck leading to beautiful landscaped backyard backing on to the treelined pathway, Patio , Irrigation system , Fenced Yard, Steam Shower , EV Charge and the list goes on and on and on. Please Check out the 3D tour and book your private tour.

Built in 2024

## Essential Information

MLS® #	A2222021
Price	\$2,700,000
Bedrooms	5
Bathrooms	5.00



Full Baths	4
Half Baths	1
Square Footage	3,356
Acres	0.20
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	12 Vardana Place Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A0C5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Wet Bar
Appliances	Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Gas Cooktop, Gas Water Heater, Humidifier, Microwave, Oven-Built-In, Washer/Dryer
Heating	Central, High Efficiency, In Floor, ENERGY STAR Qualified Equipment, Exhaust Fan, Forced Air, Natural Gas
Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Balcony, BBQ gas line, Garden, Lighting, Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, City Lot, Cul-De-Sac, Few Trees, Front Yard, Garden, Interior Lot, Landscaped, Lawn, Level, Low Maintenance Landscape, Many Trees, Private, Street Lighting, Treed, Underground Sprinklers
Roof	Shingle
Construction	Concrete, Manufactured Floor Joist, Post & Beam
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 17th, 2025
Days on Market	32
Zoning	R-CG

**Listing Details**

Listing Office	Greater Property Group
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