

\$1,095,000 - 32 Vartown Place Nw, Calgary

MLS® #A2258630

\$1,095,000

5 Bedroom, 4.00 Bathroom, 2,067 sqft

Single Family on 0.22 Acres

Varsity, Calgary, Alberta

This is a rare find; a sprawling bungalow in one of the Northwest's most desirable pockets, offering space, character, and limitless potential. It is set on a quiet street lined with mature spruce and birch trees, and a large west facing backyard with a walking path running behind the property. Imagine kids playing, tending to a garden or relaxing outdoors in the warmer months in this yard. From the welcoming front porch to the double garage and established landscaping, this home is both inviting and full of opportunity. Inside, the floor plan is exceptional for family living. The sunken living room, dedicated dining room, and kitchen with breakfast nook provide defined spaces with room to entertain and gather. A wood burning fireplace anchors the family room which has doors opening directly onto the back patio. Four bedrooms on the main level, including a primary suite with walk-in closet and ensuite, make this bungalow a hard-to-come-by gem in the neighbourhood. The fully developed basement expands the living space even further, featuring a large recreation room with another wood-burning fireplace, a fifth bedroom, a sauna, workshop, and generous storage. Whether you envision renovating to modernize or maintaining its original character, this home offers incredible bones and a versatile layout to create your dream residence. The location is unmatched. Market Mall, the University of Calgary, Foothills Medical Centre, and the vibrant University District, with its restaurants,



shops, and movie theatre, are all just steps away. Families and professionals will appreciate the convenience and lifestyle this area affords, with schools, pathways, and community amenities right at your doorstep. This is more than just a house - it is a rare chance to secure a large bungalow in one of Calgary's finest established communities, where families thrive and opportunities abound. (id:36535)

Built in 1969

Essential Information

Listing #	A2258630
Price	\$1,095,000
Bedrooms	5
Bathrooms	4.00
Half Baths	2
Square Footage	2,067
Acres	0.22
Year Built	1969
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	32 Vartown Place Nw
Subdivision	Varsity
City	Calgary
Province	Alberta
Postal Code	T3A0B5

Amenities

Amenities	Park, Schools, Shopping
Features	Sauna
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Hood Fan, Window Coverings, Garage door opener, Washer & Dryer
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes
Basement Type	Full (Finished)
Basement Development	Finished

Exterior

Exterior	Brick, Wood siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Courtesy Of Sam Corea Of RE/MAX House of Real Estate
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