2 Varsplain Place NW

Calgary | Active | MLS® A2332072

$954,900









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1968**	**2,359 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Real Estate (Mountain View)

A closer look

PRICE DROP SEPT 27. Welcome to a well maintained 2-storey in the heart of East Varsity Village. This superbly located home is on a corner lot and in a very quiet location. It's walking distance to 2 schools in the area and Market Mall. The main level has 2 spacious living rooms of which one has a wood burning fireplace. The kitchen was updated years ago to the highest quality and comes with a large dining room. There is an entrance to the side yard and back yard. The upper level has 4 bedrooms. Perfect for a growing family. The primary bedroom is quite large and has a walk in closet along with a 3 piece bathroom. There are 3 additional bedrooms with one being very large after a wall was removed. There is a 4 piece bathroom to support these. bedrooms. The basement is developed and has a large rec room. There is also ample storage along with potential to add a bathroom if one chooses. The backyard is very private with and has a sidewalk behind which is common for the Village. Home is quick access to Brentwood C-train station, University District, and Crowchild Trail.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2332072
Bedrooms	4
Bathrooms	3
Year Built	1968
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,359 sq. ft.
Main Level Finished Area:	1,251 sq. ft.
Upper Level Finished Area:	1,108 sq. ft.

Acreage:	No
Lot Area:	7,685 sq. ft.
Lot Frontage:	118'1½"
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	8
Year built:	1968 (Age: 58)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	5224JK
Heating:	Forced Air
Basement:	Full, Finished, Drop Ceiling
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Linoleum
Cooling:	None
Fireplaces:	1
Fireplace Details:	Family Room, Wood Burning

Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
City Quadrant:	Northwest
Community:	Varsity
Appliances:	Dishwasher, Dryer, Electric Range, Freezer, Garage Control(s), Garburator, Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	basement shelving, desks in 4th bedroom
Restrictions:	None Known
Main Floor	Living Room · 13'4" × 12'10" ·
Main Floor	Dining Room · 11'9" × 10'5" ·
Main Floor	Family Room · 12'10" × 10'9" ·
Main Floor	Kitchen · 12'9" × 10'8" ·
Upper Level	Bedroom - Primary · 13'9" × 10'10" ·
Upper Level	Walk-In Closet · 7'7" × 5'4" ·
Upper Level	Bedroom · 12'10" × 9'10" ·
Upper Level	Bedroom · 14'10" × 10'10" ·
Upper Level	Bedroom · 15'9" × 13'10" ·
Lower Level	Game Room · 15'10" × 13'9" ·
Lower Level	Furnace/Utility Room · 13'9" × 9'10" ·
Lower Level	Storage · 11'9" × 10'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths

Interior Features:	Crown Molding, Laminate Counters, No Smoking Home, Pantry, See Remarks, Walk-In Closet(s)
Exterior Features:	Barbecue, Garden, Private Entrance, Rain Barrel/Cistern(s)
Patio And Porch Features:	Front Porch, See Remarks
Lot Features:	Corner Lot, Cul-De-Sac, Front Yard, Garden, Landscaped, Rectangular Lot, See Remarks, Treed
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Jul 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2-varsplain-place-nw-calgary-a2332072/

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