

# \$899,900 - 26 Varsplain Place Nw, Calgary

MLS® #A2199341

**\$899,900**

2 Bedroom, 3.00 Bathroom, 1,680 sqft  
Residential on 0.17 Acres

Varsity, Calgary, Alberta

Original owners of this fantastic family bi-level tucked away in this quiet cul-de-sac in Varsity Village, walking distance to École Terre des Jeunes School, Market Mall shopping & bus stops. This wonderful fully finished home enjoys hardwood floors & 2.5 baths, 2 bedrooms + office, 2 fireplaces & huge sunroom addition overlooking the South backyard. Sensational floorplan drenched in warm natural light & features the spacious living room with wood-burning fireplace, which leads to the open concept dining room & the great-sized kitchen with quartz countertops & pantry, large centre island & upgraded LG stainless steel appliances plus Bosch dishwasher. And the incredible sunroom addition will be the center of all your family living! with its amazing wall-to-wall windows & access onto the sunny backyard deck & brick patio. The oversized primary bedroom has 2 closets & built-in desk, & its own private access into the sleek full bath with skylight & glass shower. The 2nd bedroom has a built-in bookcase & Murphy bed. The walkout level " with oversized windows, is finished with a cozy family room with wood-burning fireplace & built-ins, an office & full bath, laundry area with Whirlpool washer & dryer, loads of storage space & dynamite games/rec room with wet bar & sliding doors onto 1 of the 2 South-facing patios in the backyard. Extras include 2 hot water tanks, access into the 1 car garage from both the utility/laundry room & office, slate flooring in the foyer & additional



parking on the driveway. Unbeatable location backing onto a walking path here in one of Northwest Calgary's most coveted communities, only minutes to University of Calgary & University District, Foothills Medical Centre & Alberta Children's Hospital, LRT & quick commute to downtown.

Built in 1968

### Essential Information

MLS® #	A2199341
Price	\$899,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,680
Acres	0.17
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	26 Varsplain Place Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 0C7

### Amenities

Parking Spaces	3
Parking	Garage Faces Front, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Bookcases, Built-in Features, French Door, Kitchen Island, Pantry, Quartz Counters, Skylight(s), Storage, Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Family Room, Living Room, Wood Burning, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Awning(s), Garden, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 10th, 2025
Days on Market	3
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Benchmark
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