# \$1,350,000 - 24 Varston Place Nw, Calgary

MLS® #A2232241

# \$1,350,000

5 Bedroom, 3.00 Bathroom, 2,522 sqft Residential on 0.34 Acres

Varsity, Calgary, Alberta

\*\*Open House June 21st Sat 12:00-2:00pm\*\*
A Once-in-a-Generation Offering in Varsity
Village | Massive 1/3 Acre Lot | Backing
Directly onto 20 ACRE Park & School.

Tucked away at the end of a QUIET PRIVATE CUL-DE-SAC, this extraordinary 5-bedroom, 2.5-bath home sits on the LARGEST LOT in Varsity Village â€" a spectacular pie-shaped, FLAT 1/3-acre PARCEL that rarely comes to market. Owned by the same family since 1981, this warm and welcoming 2,522 sq ft residence offers an unmatched opportunity to secure a piece of one of Calgary's most prestigious and coveted communities.

This exceptional property backs onto a serene park and school field, 20 ACRES PARK and the PATHWAY SYSTEM, just steps from playgrounds, and is nestled among mature trees in what Avenue Magazine has proudly named Calgary's Best Neighbourhood. The beautifully LANDSCAPED YARD is a true private oasis, featuring a tranquil FISHPOND with live fish, fruit trees, and expansive green space perfect for entertaining, relaxing, or future DEVELOPMENT POTENTIAL.







Inside, you'II find timeless charm and incredible space, including a cozy wood-burning fireplace, two living rooms, and two dining areasâ€"ideal for family life and

hosting. The kitchen boasts dual ovens and a gas range. Enjoy a large back patio, front patio with fountain, HUGE PRIVATE UPPER DECK and the HEATED oversized Attached Double Garage that adds everyday comfort in all seasons.

Updates include two new high efficiency furnaces (2020), windows, roof and security storm doors. Whether you're envisioning a luxury renovation or building your dream home, this lot offers the space, privacy, and prestige you've been waiting for.

Enjoy unbeatable access, 10 MINUTES WALK to the University District, Market Mall, University of Calgary, Foothills and Children's Hospitals, and countless parks, pathways, schools and amenities that make Varsity Village so desirable.

This rare gem will not lastâ€"schedule your private viewing TODAY!

Built in 1969

#### **Essential Information**

MLS® # A2232241 Price \$1,350,000

Bedrooms 5

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 2,522 Acres 0.34

Year Built 1969

Type Residential Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 24 Varston Place Nw

Subdivision Varsity
City Calgary
County Calgary
Province Alberta
Postal Code T3A 0B7

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Heated Garage

# of Garages 2

### Interior

Interior Features Bookcases, No Animal Home

Appliances Dishwasher, Dryer, Gas Cooktop, Oven-Built-In, Refrigerator, Washer,

Window Coverings

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Brick Facing, Living Room, Mantle, Wood Burning

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Balcony, Garden, Private Yard

Lot Description Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, Landscaped,

Many Trees, Pie Shaped Lot

Roof Asphalt

Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 18th, 2025

Days on Market 2

Zoning R-CG

# **Listing Details**

Listing Office RE/MAX Realty Professionals

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