

34 Varbow Place NW
Calgary, Alberta

MLS # A2192648



\$1,000,000

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,730 sq.ft.	Age:	1969 (56 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, No Smoking Home, Storage		

Inclusions: N/A

**** LOCATION & LOCATION **** in Varsity Village. **** WALK** to University of Calgary, University District (with all its shops, pubs & eateries), Market Mall, University Research Park, both Public & Catholic Schools -and- LRT. **** ALSO**, very close to the Foothills Hospital, the Children's Hospital and the new world class Cancer Centre. **** EASY** access to all NW major traffic arteries in all directions. **** LOCATED** on a very quiet tree lined cul-de-sac bay where homes seldom come to the market. **** OVERSIZED** private yard with mature trees and landscaping, backing onto a community walking/biking path. **** THIS** is a rare four-bedroom (plus 1 bedroom) home with a traditional floorplan. Stepping into the spacious front entrance you are greeted to a large formal living room / dining room combo featuring beautiful oak hardwood floors & a stone faced fireplace. This leads to a traditional kitchen eating area that overlooks the beautiful, treed backyard. Then down a step, you have a very good-sized cozy family room with patio doors leading to a large patio deck & oh so beautiful and with so many options. THEN there are the four bedrooms & with a nice size master that has a three-piece ensuite and three secondary bedrooms that share a 4 pce main bathroom. ALL the bedrooms having gleaming oak hardwood floors. **** LOWER** level includes a huge family/recreation room with a cool built in bar area, a 5th bedroom, a full 4-piece bathroom, a huge storage/hobby room and a good size utility area. **** NOTE **** this home is move-in ready & or -- ready for your personal renovations -- or -& ideal for a MAJOR RENOVATION making this a FOREVER dream home. (FULLY renovated homes have SOLD for over \$2,300,000 in Varsity Village) ***** **** DON'T miss out & reach out to your favorite Realtor to view -OR- come by the & OPEN

HOUSE” on Saturday April 19th or Sunday April 20th from 1:30 pm to 4:00 pm -- and come by to “CHECK-it-OUT”