



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

10 Varsville Place NW
Calgary, Alberta

MLS # A2257647



\$1,250,000

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,531 sq.ft.	Age:	1969 (56 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, High Ceilings, Natural Woodwork, See Remarks, Vaulted Ceiling(s), Wet Bar		

Inclusions: N/A

Welcome to 10 Varsville Place NW! Tucked away in a quiet cul-de-sac in the prestigious community of Varsity. This community was designed to create a park-like atmosphere with an extensive network of pedestrian pathways connecting the community parks and its residents. This custom Arthur Rempel hillside bungalow offers over 2,700 SQFT of unique mid-century modern living space with 4 bedrooms and 3 bathrooms. Starting downstairs, you'll find a bright and spacious lower level featuring a comfortable bedroom, a full bathroom, and a large utility room that offers excellent storage space. A wood-burning fireplace anchors the basement living area. You will find natural Ash wood throughout, while a wet bar at the back makes this the perfect space for entertaining or cozy nights in. Heading upstairs, natural soft light pours through the west-facing windows. The main living room is bright and inviting, framed by oversized windows and warmed by its own wood-burning fireplace. Vaulted 10-foot ceilings with beautiful cedar beams add a special architectural touch that enhances the home's character. The kitchen flows seamlessly into a dining area with access to the front veranda, where you can enjoy morning coffee overlooking the park. Set on a large lot, the massive backyard is private, quiet, and ideal for BBQs, entertaining, or simply relaxing outdoors. With the park in front and a peaceful pathway behind, you're surrounded by green space in every direction. All this within close proximity to Brentwood LRT station, University of Calgary, Alberta Children's Hospital, Foothills Medical Centre, Market Mall, Schools, and countless other amenities. This is a true character home on a prime lot in one of NW Calgary's most sought-after communities. Don't miss your chance to make it yours — schedule your viewing today!

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