



**12 Varbow Place NW
Calgary, Alberta**

MLS # A2285259



\$1,100,000

Division:	Varsity		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,278 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Level, Rectangular Lot, Treed		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Separate Entrance, Vinyl Windows		

Inclusions: None

"" OPEN HOUSE: MONDAY, FEBRUARY 16, 1:00 - 4:00 PM "" Updated home in walkable Varsity Village(this area features oversized neighbouring lots) on a quiet cul de sac (very private very little traffic with only one traffic entrance to this neighbourhood) perfect for a downsizing couple or family (4-5 bedrooms, three full bathrooms. The fully fenced, spacious large back yard backing onto a pedestrian path walkway creates a park like setting. Main floor features a modern open concept kitchen overlooking living room space (newer gas fireplace) with hardwood flooring throughout, granite countertops, lots of cabinetry, overlooking both the front and back yards.

The dining room area walks out onto a very spacious deck (double tiered), perfect for barbequing and entertaining. The 4 piece ensuite bathroom on the upper floor features a large walk in shower with Grohe fixtures, and a double sink vanity in marble. The other 2 spacious bedrooms on the main floor share a main 4 piece bath. The downstairs was fully renovated in 2017 with luxury vinyl plank flooring, family room with a gas fireplace, 4th bedroom and a glass shower in a 3 piece bath. Walk up rear entrance from the lower level. Most amenities are within a 10 minute walk in any direction - Market Mall, U of C, University District, Brentwood Village, and Northland. Brentwood C Train station Several schools for all ages and both Foothills Campus and Alberta Children's Hospital, are within a 5-10 minute drive. Non smoking home, double attached garage. Upgrades over the last few years: Basement renovations (2017), Upstairs renovation (2010), Upstairs bathroom renovations, Grohe shower fixtures (2012), Back deck (2015), Maytag dishwasher (2025) Has central A/C which has upgraded parts as of 2024, Upgraded roof shingles (2009), Kenmore stove and refrigerator (2010), 2 gas fireplaces

installed (2011), Hot Water Tank (2024), Hi efficiency furnace (2005), Newer windows (2005)