



4 Varview Place NW
Calgary, Alberta

MLS # A2296968



\$1,090,000

Division:	Varsity		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,698 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, French Door, Granite Counters, High Ceilings, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: None

Welcome to this beautifully upgraded bi-level home in the highly sought-after community of Varsity, offering an exceptional combination of location, comfort, and future potential. Situated on a quiet street, this property is just minutes from Market Mall, the University of Calgary, Alberta Children’s Hospital, Foothills Medical Centre, LRT, parks, and everyday amenities, making it an outstanding choice for both families and investors. One of the standout features of this home is its excellent school access, including Marion Carson School, F.E. Osborne School, and the highly regarded Sir Winston Churchill High School, making this an ideal property for buyers seeking a well-established family community with strong educational options. Inside, the home offers over 3,300 sq.ft. of developed living space with a spacious and functional layout designed for both everyday living and entertaining. The open main floor is bright and welcoming, while the fully developed lower level provides generous additional living space, extra bedrooms, and flexible areas for a home office, recreation room, or growing family needs. Thoughtfully renovated in 2024, this home features a beautifully updated kitchen, modern lacquer cabinetry, refreshed bathrooms, upgraded lighting, and solid hardwood flooring, creating a move-in ready interior with timeless appeal. Additional major improvements include a new roof (2024) and a newly built deck (2026). The desirable north-south orientation provides balanced natural light throughout the day and contributes to a comfortable indoor environment year-round, helping keep the home warmer in winter and cooler in summer. Set on a large 60' x 120' lot, this property also offers outstanding long-term value. With RC-G zoning, there is strong future redevelopment potential, making it an attractive opportunity for end-users, investors, and builders.

alike, subject to city approval. The private, landscaped backyard backs onto a scenic pathway leading toward Bowmont Park, offering a rare balance of peaceful outdoor surroundings and urban convenience. This is a rare opportunity to own a beautifully updated home on a substantial lot in one of Calgary's most desirable northwest communities.