



**8 Varshaven Place NW  
Calgary, Alberta**

**MLS # A2174174**



**\$899,900**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,269 sq.ft.	<b>Age:</b>	1968 (56 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Faces Front, Oversized, Rear Drive, RV A		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Underground Sprinklers, Private, Rectan		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Metal Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Storage, Wet Bar		

**Inclusions:** NOTE: underground sprinklers in backyard only

Walking distance to Market Mall, bus stops & parks is this lovely split-level home tucked away in this quiet cul-de-sac in Northwest Calgary's highly-desirable neighbourhood of Varsity. This warm & inviting four-level split enjoys hardwood floors & central air, total of 4 bedrooms & 2.5 bathrooms, private treed backyard & oversized 2 car garage plus RV parking pad. Fantastic family home offering spacious South-facing living room with expanse of windows, open to the great-sized dining room with bow window making entertaining & family get-togethers a breeze. Renovated in 2012, the sunny eat-in kitchen has full-height cabinets & undercabinet lighting, garden bay window & the appliances includes a new LG dishwasher in 2023. The upper level has 3 bedrooms & each with hardwood floors, & updated full bathroom with Kohler toilet. The 3rd level & with large windows, is finished with a cozy family room with fireplace, 4th bedroom & guest powder room, along with access to the backyard patio. A big rec room with wet bar is in the 4th level plus another full bathroom, laundry/storage with newer Samsung washer & dryer (2021) & huge crawlspace. Plenty of space for parking with the detached & oversized 2 car garage with front drive access & extended driveway, as well as the rear RV parking pad. Filled with towering mature trees, the backyard is your own private park complete with large patio with firepit & underground sprinklers. Additional improvements include new LUX windows & window coverings in 2015, new furnace in 2024 & air conditioning in 2024. A truly wonderful home in this exclusive location only minutes to schools & Bowmont Park, with quick easy access to the University of Calgary & hospitals (Alberta Children's, Foothills Medical Centre & the new Arthur J.E. Child Cancer Centre), University District, LRT & downtown.