

# \$1,350,000 - 24 Varston Place Nw, Calgary

MLS® #A2232241

**\$1,350,000**

5 Bedroom, 3.00 Bathroom, 2,522 sqft

Residential on 0.34 Acres

Varsity, Calgary, Alberta

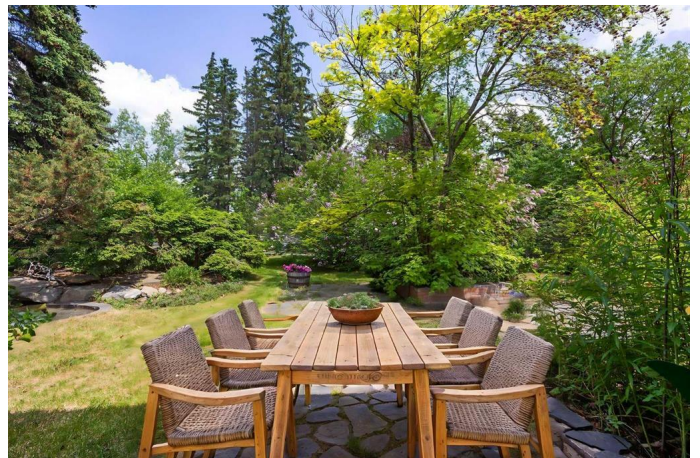
**\*\*Open House June 21st Sat 12:00-2:00pm\*\***

A Once-in-a-Generation Offering in Varsity Village | Massive 1/3 Acre Lot | Backing Directly onto 20 ACRE Park & School.

Tucked away at the end of a QUIET PRIVATE CUL-DE-SAC, this extraordinary 5-bedroom, 2.5-bath home sits on the LARGEST LOT in Varsity Village – a spectacular pie-shaped, FLAT 1/3-acre PARCEL that rarely comes to market. Owned by the same family since 1981, this warm and welcoming 2,522 sq ft residence offers an unmatched opportunity to secure a piece of one of Calgary’s most prestigious and coveted communities.

This exceptional property backs onto a serene park and school field, 20 ACRES PARK and the PATHWAY SYSTEM, just steps from playgrounds, and is nestled among mature trees in what Avenue Magazine has proudly named Calgary’s Best Neighbourhood. The beautifully LANDSCAPED YARD is a true private oasis, featuring a tranquil FISHPOND with live fish, fruit trees, and expansive green space perfect for entertaining, relaxing, or future DEVELOPMENT POTENTIAL.

Inside, you’ll find timeless charm and incredible space, including a cozy wood-burning fireplace, two living rooms, and two dining areas – ideal for family life and



hosting. The kitchen boasts dual ovens and a gas range. Enjoy a large back patio, front patio with fountain, HUGE PRIVATE UPPER DECK and the HEATED oversized Attached Double Garage that adds everyday comfort in all seasons.

Updates include two new high efficiency furnaces (2020), windows, roof and security storm doors. Whether youâ€™re envisioning a luxury renovation or building your dream home, this lot offers the space, privacy, and prestige youâ€™ve been waiting for.

Enjoy unbeatable access, 10 MINUTES WALK to the University District, Market Mall, University of Calgary, Foothills and Childrenâ€™s Hospitals, and countless parks, pathways, schools and amenities that make Varsity Village so desirable.

This rare gem will not lastâ€”schedule your private viewing TODAY!

Built in 1969

### **Essential Information**

MLS® #	A2232241
Price	\$1,350,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,522
Acres	0.34
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	24 Varston Place Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 0B7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage
# of Garages	2

### **Interior**

Interior Features	Bookcases, No Animal Home
Appliances	Dishwasher, Dryer, Gas Cooktop, Oven-Built-In, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, Landscaped, Pie Shaped Lot, Many Trees
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 18th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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