

# \$1,150,000 - 4023 Varmoor Road Nw, Calgary

MLS® #A2269374

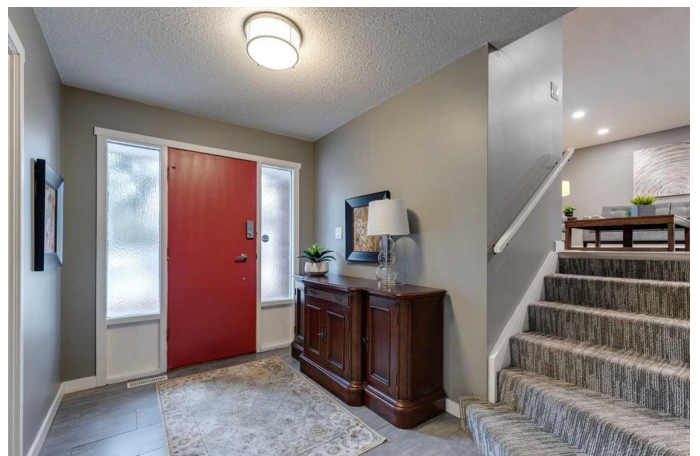
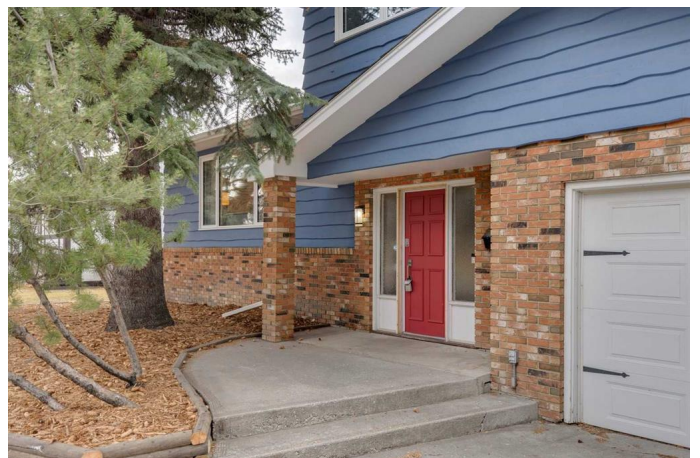
**\$1,150,000**

4 Bedroom, 4.00 Bathroom, 1,886 sqft

Residential on 0.21 Acres

Varsity, Calgary, Alberta

\*\*\*\*OPEN HOUSE - SUNDAY - NOVEMBER 9 - 2:00 PM - 4:00 PM at 4023 VARMOOR RD NW\*\*\*\* Gorgeous 4 bedroom, 4 bath family home with over 3000 SQFT of developed living space located in the prestigious neighbourhood of Varsity Village. Low maintenance vinyl plank & hardwood flooring, upgraded, oversized bright sunny windows, freshly painted walls & good-sized rooms throughout! The generous sized foyer makes it easy to welcome the whole family & conveniently leads you to a powder room + a main floor bedroom/den. The living/dining area features a huge, elegant space perfect for entertaining, with brick wood burning fireplace & sliding glass doors that open onto the new deck overlooking the huge 70' x 133', treed backyard. The kitchen has been updated with stainless steel appliances, new white backsplash, trendy countertops & freshly painted cabinet doors. The upstairs includes three oversized bedrooms with deep closets including a king size master bedroom with double closets, a three-piece ensuite & a feature wall made of repurposed wood from the property's original fence. The lower level boasts a wide-open family/games room with another wood burning fireplace & additional 3 piece bath. Lastly cozy up in the property's sunroom with, built-in bookshelves, glass windows & direct access to the yard - a perfect spot to watch your kids play in the oversized south facing backyard with covered deck & a built-in play structure.



The property includes an attached garage, extra long & wide driveway for additional parking. The inner-city neighbourhood is filled with a network of parks & pathways perfect for dog owners or parents with children. This charming + spacious home is situated within walking distance to the University of Calgary, University District (with ice cream shop, theatre, & grocery store), Market Mall, The Brentwood LRT Station, The Children's Hospital, The Foothills Hospital, schools such as Marion Carson Elementary (with mandarin immersion program), Varsity Acres French Immersion, F E Osborne Junior High School, Sir Winston Churchill High School & many more, not to mention more shopping, large open green spaces, tennis courts, soccer fields & multiple playgrounds!! Move in condition!

Built in 1969

### Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | A2269374       |
| Price          | \$1,150,000    |
| Bedrooms       | 4              |
| Bathrooms      | 4.00           |
| Full Baths     | 3              |
| Half Baths     | 1              |
| Square Footage | 1,886          |
| Acres          | 0.21           |
| Year Built     | 1969           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Active         |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 4023 Varmoor Road Nw |
| Subdivision | Varsity              |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3A 0B1 |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Driveway, Single Garage Attached |
| # of Garages   | 1                                |

### Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Chandelier, No Smoking Home, Storage |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer     |
| Heating           | Forced Air                                                              |
| Cooling           | None                                                                    |
| Fireplace         | Yes                                                                     |
| # of Fireplaces   | 2                                                                       |
| Fireplaces        | Wood Burning                                                            |
| Has Basement      | Yes                                                                     |
| Basement          | Full                                                                    |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                  |
| Lot Description   | Back Yard, Gazebo, Many Trees, No Neighbours Behind, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                                               |
| Construction      | Brick, Wood Siding                                                            |
| Foundation        | Poured Concrete                                                               |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 3                  |
| Zoning         | R-CG               |

### Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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