

34 Varbow Place NW  
Calgary, Alberta

MLS # A2192648



**\$1,000,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Varsity  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,730 sq.ft.   | <b>Age:</b>   | 1969 (56 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Driveway   |               |                   |
| <b>Lot Size:</b> | 0.22 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaping |               |                   |

|                    |                               |                   |      |
|--------------------|-------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas       | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum    | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle               | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Cedar, Stucco, Wood Frame     | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete               | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, No Smoking Home, Storage |                   |      |

**Inclusions:** N/A

**\*\* LOCATION & LOCATION \*\*** in Varsity Village. **\*\* WALK** to University of Calgary, University District (with all its shops, pubs & eateries), Market Mall, University Research Park, both Public & Catholic Schools -and- LRT. **\*\* ALSO**, very close to the Foothills Hospital, the Children's Hospital and the new world class Cancer Centre. **\*\* EASY** access to all NW major traffic arteries in all directions. **\*\* LOCATED** on a very quiet tree lined cul-de-sac bay where homes seldom come to the market. **\*\* OVERSIZED** private yard with mature trees and landscaping, backing onto a community walking/biking path. **\*\* THIS** is a rare four-bedroom (plus 1 bedroom) home with a traditional floorplan. Stepping into the spacious front entrance you are greeted to a large formal living room / dining room combo featuring beautiful oak hardwood floors & a stone faced fireplace. This leads to a traditional kitchen eating area that overlooks the beautiful, treed backyard. Then down a step, you have a very good-sized cozy family room with patio doors leading to a large patio deck & oh so beautiful and with so many options. THEN there are the four bedrooms & with a nice size master that has a three-piece ensuite and three secondary bedrooms that share a 4 pce main bathroom. ALL the bedrooms having gleaming oak hardwood floors. **\*\* LOWER** level includes a huge family/recreation room with a cool built in bar area, a 5th bedroom, a full 4-piece bathroom, a huge storage/hobby room and a good size utility area. **\*\* NOTE \*\*** this home is move-in ready & or -- ready for your personal renovations -- or -& ideal for a MAJOR RENOVATION making this a FOREVER dream home. (FULLY renovated homes have SOLD for over \$2,300,000 in Varsity Village) **\*\*\* DON'T miss out & reach out to your favorite Realtor to view -OR- come by the & OPEN**

HOUSE&rdquo; on Saturday April 19th or Sunday April 20th from 1:30 pm to 4:00 pm -- and come by to &ldquo;CHECK-it-OUT&rdquo;