

# \$1,195,000 - 14 Varal Place Nw, Calgary

MLS® #A2212114

**\$1,195,000**

5 Bedroom, 4.00 Bathroom, 1,994 sqft

Residential on 0.26 Acres

Varsity, Calgary, Alberta

This stunningly updated home is incredibly located within a quiet cul-de-sac on a massive pie-shaped lot backing onto a large park! An updated exterior, soaring trees, an expansive front patio and an extremely private backyard oasis create inviting outdoor spaces. Inside over 2,600 sq. ft. of developed space awaits with high-end upgrades, designer finishes, 5 total bedrooms, 3.5 bathrooms (all updated!), all new windows (except the powder room) and ample space to grow. Oversized bay windows frame mature tree views from the welcoming living room. Beautifully updated the kitchen inspires any chef featuring quartz countertops, 2-tone full-height cabinets, a breakfast bar on the peninsula island and clear sightlines into the casually elegant dining area. French doors lead to an incredible flex space with a charming fireplace perfect as a den, office or family room. The beautiful design features continue onto the upper level. Retreat at the end of the day to the primary bedroom with an updated ensuite boasting an oversized rain shower. 3 additional bedrooms are also on this level, sharing the beautifully updated 4-piece main bathroom. Gather in the lower level rec room for movies and games nights in front of the gas fireplace providing heat as well as a cozy atmosphere, then refill drinks and snacks at the wet bar. This huge space can easily be divided by furniture to create separate zones for hobbies, fitness, work and play. A 4th bedroom with its own private ensuite further adds to the versatility of this



wonderful level with ample storage as well. The backyard is a true outdoor sanctuary with a sprawling deck nestled behind established hedges and mature trees encouraging casual barbeques and time spent unwinding. A paverstone path leads to the shed to store away seasonal items. Being on a pie-lot allows for tons of play space for kids and pets which carries onto the pathway and large park creating endless additional space for games and recreation. The front stone-encased patio entices peaceful morning coffees soaking up the sunny south exposure. An insulated double attached garage keeps vehicles safely out of the elements with room for 4 more on the extra-large driveway. Varsity is one of the best communities in the city for raising children with easy access to Marion Carson (K-6), Chinese (Mandarin) Bilingual (K-4), St. Vincent de Paul Elementary (K-9), F.E Osborne School (7-9) French Immersion (6-9), Sir Winston Churchill (10-12) and U of C. Walk to Market Mall, Alberta Children's Hospital, numerous parks, transit and the Bow River. Truly a phenomenal location for this beautifully updated, move-in ready home!

Built in 1969

### **Essential Information**

MLS® #	A2212114
Price	\$1,195,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,994
Acres	0.26
Year Built	1969
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

### Community Information

Address	14 Varal Place Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 0A7

### Amenities

Parking Spaces	6
Parking	Double Garage Detached, Driveway, Insulated
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), French Door, Low Flow Plumbing Fixtures, Quartz Counters, Recessed Lighting, Storage, Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Family Room, Recreation Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lot, Cul-De-Sac, Many Trees
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 25th, 2025
Zoning	R-CG

**Listing Details**

Listing Office                      RE/MAX Realty Professionals

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