



THE
A-TEAM

**RE/MAX
FIRST**

14 VARMOOR Place, Calgary T3A 0A1

MLS® #: **A2116711**

Area: **Varsity**

Listing Date: **03/21/24**

List Price: **\$1,199,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Calgary

Year Built:

1971

Lot Information

Lot Sz Ar:

19,138 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,925

Low Sqft:

Ttl Sqft:

1,925

DOM

59

Layout

Beds:

4 (3 1)

Baths:

2.5 (2 1)

Style:

4 Level Split

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Corner Lot,Cul-De-Sac,Pie Shaped Lot
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Brick,Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Electric Range,Refrigerator

Int Feat:

No Smoking Home

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	20`1" x 13`0"
Kitchen	Main	9`5" x 13`5"
Bedroom	Upper	9`4" x 9`4"
Bedroom - Primary	Upper	10`4" x 13`5"
4pc Bathroom	Upper	7`7" x 8`8"
Bedroom	Lower	9`0" x 12`10"
2pc Bathroom	Lower	5`5" x 4`7"

Room	Level	Dimensions
Dining Room	Main	12`11" x 16`1"
Other	Main	8`3" x 25`1"
Bedroom	Upper	12`11" x 9`6"
4pc Ensuite bath	Upper	7`7" x 4`11"
Family Room	Lower	12`11" x 15`11"
Laundry	Lower	2`10" x 5`0"
Storage	Lower	3`7" x 3`7"

Entrance
Hobby Room

Lower
Basement

10`7" x 7`0"
18`0" x 24`11"

Furnace/Utility Room
Storage
Legal/Tax/Financial

Basement
Basement

25`7" x 6`0"
25`7" x 21`4"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

5886JK

Remarks

Pub Rmks: (Back on the market-was C/S but buyer financing was declined) Once in a lifetime opportunity to own one of the largest lots in all of Varsity! The current owners have lived here for 50 years and are excited for their next stage of life. The lucky new owners will get to call this nearly HALF ACRE, over 19000 sf (over 3x larger than a regular full sized 50' x 120' lot), prime piece of real estate, HOME! Plant your roots here and grow with your family as you enjoy an exceptional location with top schools nearby and walk to the University of Calgary, literally, across the street! The size of this property allows for endless options and future benefits. Located in a cul-de-sac, there is also a walkway right beside the property which allows easy access to the road behind and extra privacy from the side neighbour. The home itself is an original condition 5 level split offering nearly 2000 sf above grade plus 2 lower levels. The top floor features 3 bedrooms plus 2 full baths (one of which is the master ensuite which is rare in this era of home). The main level boasts a large living room, dining room, kitchen, den, half bath, and family room. The lower levels are partly finished with a large rec room and unfinished area. This home is very well laid but in original condition and is a blank canvass for the next owner. Homes like this in these locations rarely come up for sale. If you're looking to own/invest in one of Calgary most desirable, close-in NW communities, don't miss out on this substantial piece of real estate in highly sought after Varsity!

Inclusions:
Property Listed By: none
RE/MAX House of Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









