

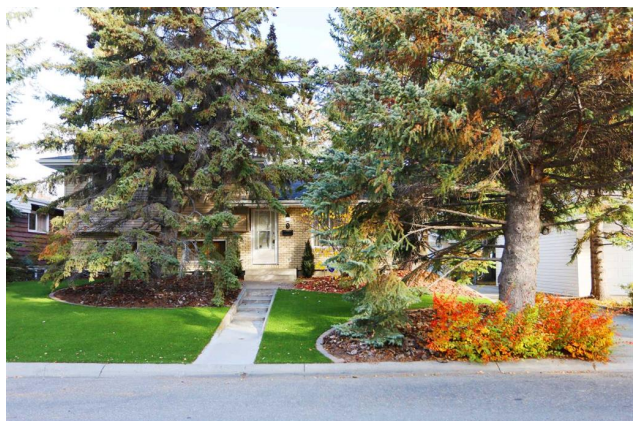


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8 VARSHAVEN Place, Calgary T3A 0E1**

MLS®#: **A2174174** Area: **Varsity** Listing Date: **10/20/24** List Price: **\$899,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1968**  
Lot Information  
 Lot Sz Ar: **8,449 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,269**  
 Low Sqft:  
 Ttl Sqft: **1,269**

DOM

**2**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **4 Level Split**

Parking

Ttl Park: **6**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped,Underground Sprinklers,Private,Rectangular Lot,Treed**  
 Park Feat: **Double Garage Detached,Garage Faces Front,Oversized,Rear Drive,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line,Fire Pit,Garden,Private Yard**

Construction: **Brick,Metal Siding ,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Garburator,Microwave Hood Fan,Refrigerator,Washer,Water Softener,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Storage,Wet Bar**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Third</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`11" x 8`11"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`0" x 10`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`5" x 10`11"</b>
<b>Bedroom</b>	<b>Third</b>	<b>11`6" x 11`3"</b>
<b>Laundry</b>	<b>Level 4</b>	<b>15`3" x 10`10"</b>

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Level 4</b>	<b>0`0" x 0`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`8" x 12`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`7" x 12`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`11" x 9`9"</b>
<b>Family Room</b>	<b>Third</b>	<b>20`9" x 12`8"</b>
<b>Game Room</b>	<b>Level 4</b>	<b>22`0" x 12`10"</b>

Title: **Fee Simple**  
 Zoning: **R-CG**  
 Legal Desc: **5224JK**

Remarks

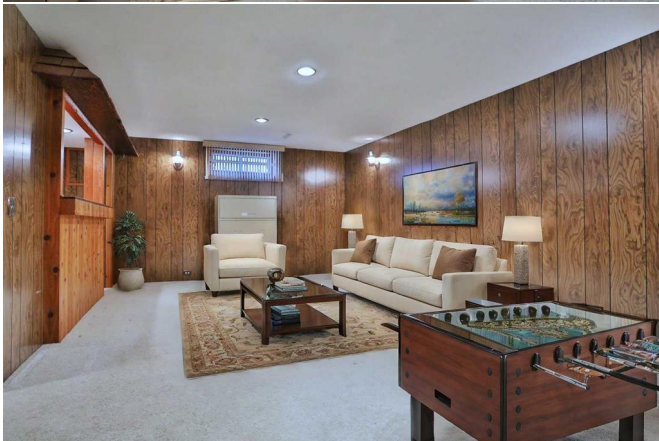
Pub Rmks: **Walking distance to Market Mall, bus stops & parks is this lovely split-level home tucked away in this quiet cul-de-sac in Northwest Calgary's highly-desirable neighbourhood of Varsity. This warm & inviting four-level split enjoys hardwood floors & central air, total of 4 bedrooms & 2.5 bathrooms, private treed backyard & oversized 2 car garage plus RV parking pad. Fantastic family home offering spacious South-facing living room with expanse of windows, open to the great-sized dining room with bow window making entertaining & family get-togethers a breeze. Renovated in 2012, the sunny eat-in kitchen has full-height cabinets & undercabinet lighting, garden bay window & the appliances includes a new LG dishwasher in 2023. The upper level has 3 bedrooms - each with hardwood floors, & updated full bathroom with Kohler toilet. The 3rd level - with large windows, is finished with a cozy family room with fireplace, 4th bedroom & guest powder room, along with access to the backyard patio. A big rec room with wet bar is in the 4th level plus another full bathroom, laundry/storage with newer Samsung washer & dryer (2021) & huge crawlspace. Plenty of space for parking with the detached & oversized 2 car garage with front drive access & extended driveway, as well as the rear RV parking pad. Filled with towering mature trees, the backyard is your own private park complete with large patio with firepit & underground sprinklers. Additional improvements include new LUX windows & window coverings in 2015, new furnace in 2024 & air conditioning in 2024. A truly wonderful home in this exclusive location only minutes to schools & Bowmont Park, with quick easy access to the University of Calgary & hospitals (Alberta Children's, Foothills Medical Centre & the new Arthur J.E. Child Cancer Centre), University District, LRT & downtown.**

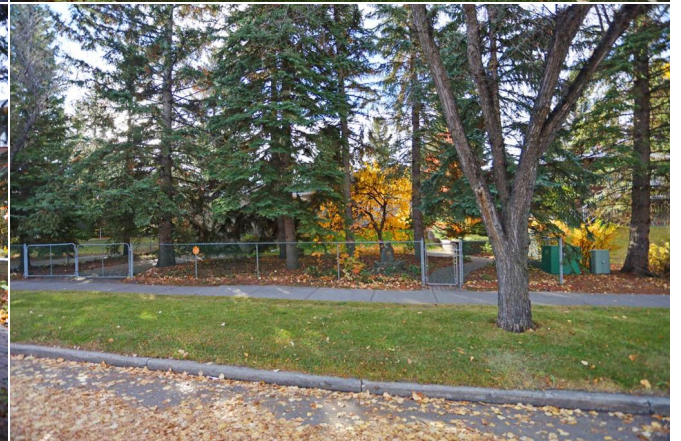
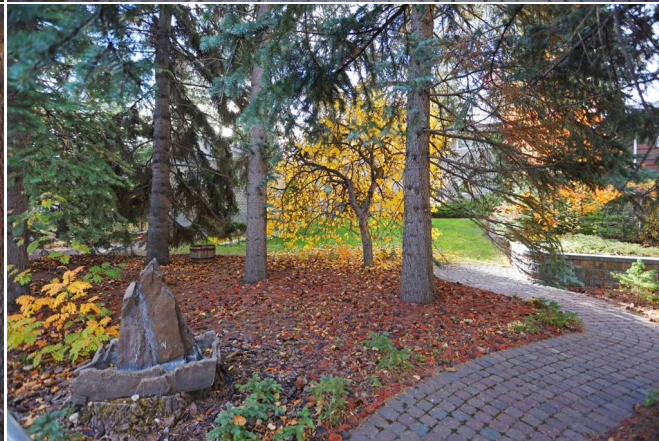
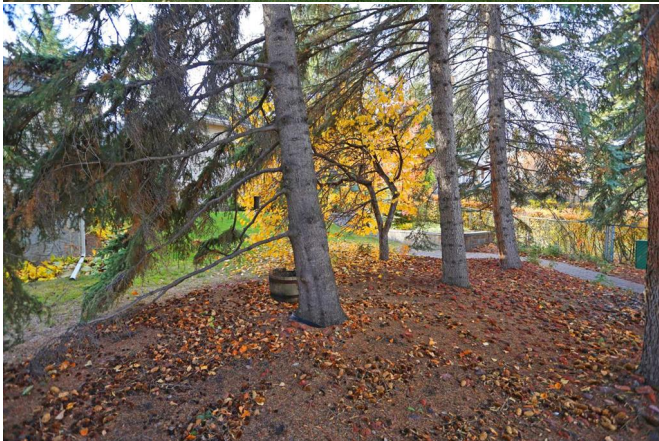
Inclusions: **NOTE: underground sprinklers in backyard only**  
 Property Listed By: **Royal LePage Benchmark**

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



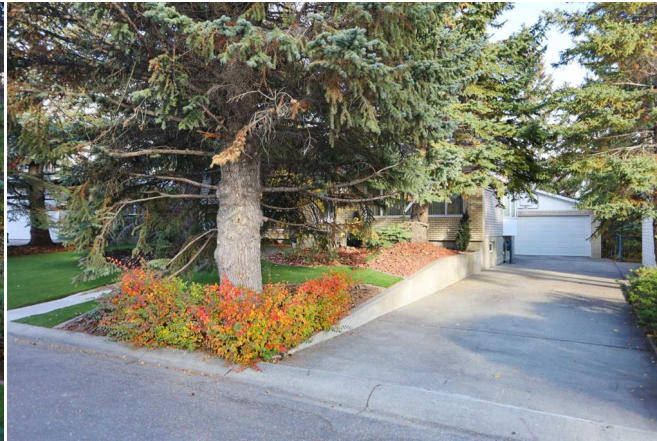








**8 Varshaven Pl NW, Calgary, AB**  
Main Building: Total Exterior Area Above Grade 1269.04 sq ft



**8 Varshaven Pl NW, Calgary, AB**  
Detached Garage: Excluded Area 545.91 sq ft

