

\$2,700,000 - 12 Vardana Place Nw, Calgary

MLS® #A2222021

\$2,700,000

5 Bedroom, 5.00 Bathroom, 3,356 sqft

Residential on 0.20 Acres

Varsity, Calgary, Alberta

One and only Brand New /Year 2024 Built 4900+ square feet of true luxury on a flat, pie shaped lot in the Heart of Varsity Village. Step out of your tranquil location onto the pathway system leading to all School levels, Parks, University of Calgary , Cafes and Shops of the University District. Some of the highlights are 5 Bedrooms(2 masters),4.5 Washrooms(all with HEATED FLOORS),9 Ft ceiling height on all 3 levels, 200 amps of power, Office, Living/Dinning, Theatre Room , 2 Laundry rooms (upper floor and basement)Kitchen with massive Island and equipped with JennAir Appliances, Wet Bar, Custom TV units, Feature Walls, Centrally Air Conditioned, Heated Garage (GAS) with epoxy flooring , Inbuilt speakers and Monitoring System with Security Cameras, Engineered Hardwood Floor,Huge Deck leading to beautiful landscaped backyard backing on to the treelined pathway, Patio , Irrigation system , Fenced Yard, Steam Shower , EV Charge and the list goes on and on and on. Please Check out the 3D tour and book your private tour.

Built in 2024

Essential Information

| | |
|-----------|-------------|
| MLS® # | A2222021 |
| Price | \$2,700,000 |
| Bedrooms | 5 |
| Bathrooms | 5.00 |



| | |
|----------------|-------------|
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 3,356 |
| Acres | 0.20 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 12 Vardana Place Nw |
| Subdivision | Varsity |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3A0C5 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Wet Bar |
| Appliances | Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Gas Cooktop, Gas Water Heater, Humidifier, Microwave, Washer/Dryer, Oven-Built-In |
| Heating | Central, In Floor, Forced Air, Natural Gas, Exhaust Fan, ENERGY STAR Qualified Equipment, High Efficiency |
| Cooling | Central Air, ENERGY STAR Qualified Equipment |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Family Room, Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Garden, Lighting, Private Entrance, Private Yard |
| Lot Description | Backs on to Park/Green Space, City Lot, Cul-De-Sac, Few Trees, Front Yard, Garden, Interior Lot, Landscaped, Lawn, Level, Low Maintenance Landscape, Many Trees, Private, Street Lighting, Underground Sprinklers, Treed |
| Roof | Shingle |
| Construction | Concrete, Manufactured Floor Joist, Post & Beam |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 17th, 2025 |
| Days on Market | 19 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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