

# \$1,090,000 - 4023 Varmoor Road Nw, Calgary

MLS® #A2269374

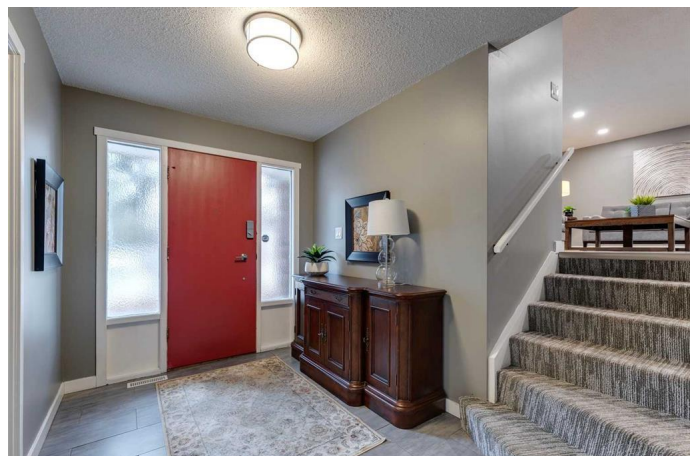
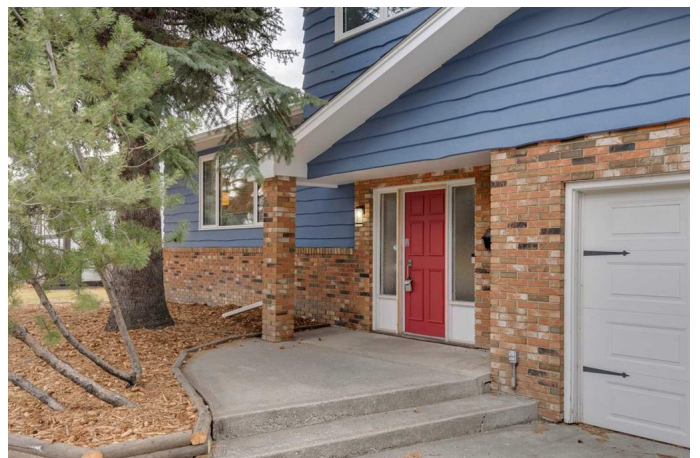
**\$1,090,000**

4 Bedroom, 4.00 Bathroom, 1,886 sqft

Residential on 0.21 Acres

Varsity, Calgary, Alberta

Gorgeous 4 bedroom, 4 bath family home with over 3000 SQFT of developed living space located in the prestigious neighbourhood of Varsity Village. Low maintenance vinyl plank & hardwood flooring, upgraded, oversized bright sunny windows, freshly painted walls & good-sized rooms throughout! The generous sized foyer makes it easy to welcome the whole family & conveniently leads you to a powder room + a main floor bedroom/den. The living/dining area features a huge, elegant space perfect for entertaining, with brick wood burning fireplace & sliding glass doors that open onto the new deck overlooking the huge 70' x 133', treed backyard. The kitchen has been updated with stainless steel appliances, new white backsplash, trendy countertops & freshly painted cabinet doors. The upstairs includes three oversized bedrooms with deep closets including a king size master bedroom with double closets, a three-piece ensuite & a feature wall made of repurposed wood from the property's original fence. The lower level boasts a wide-open family/games room with another wood burning fireplace & additional 3 piece bath. Lastly cozy up in the property's sunroom with, built-in bookshelves, glass windows & direct access to the yard - a perfect spot to watch your kids play in the oversized south facing backyard with covered deck & a built-in play structure. The property includes an attached garage, extra long & wide driveway for additional parking. The inner-city



neighbourhood is filled with a network of parks & pathways perfect for dog owners or parents with children. This charming + spacious home is situated within walking distance to the University of Calgary, University District (with ice cream shop, theatre, & grocery store), Market Mall, The Brentwood LRT Station, The Children's Hospital, The Foothills Hospital, schools such as Marion Carson Elementary (with mandarin immersion program), Varsity Acres French Immersion, F E Osborne Junior High School, Sir Winston Churchill High School & many more, not to mention more shopping, large open green spaces, tennis courts, soccer fields & multiple playgrounds!! Move in condition!

Built in 1969

### Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | A2269374       |
| Price          | \$1,090,000    |
| Bedrooms       | 4              |
| Bathrooms      | 4.00           |
| Full Baths     | 3              |
| Half Baths     | 1              |
| Square Footage | 1,886          |
| Acres          | 0.21           |
| Year Built     | 1969           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Active         |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 4023 Varmoor Road Nw |
| Subdivision | Varsity              |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |

Postal Code T3A 0B1

### Amenities

Parking Spaces 4  
Parking Driveway, Single Garage Attached  
# of Garages 1

### Interior

Interior Features Built-in Features, Ceiling Fan(s), Chandelier, No Smoking Home, Storage  
Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Wood Burning  
Has Basement Yes  
Basement Full

### Exterior

Exterior Features Private Yard  
Lot Description Back Yard, Many Trees, No Neighbours Behind, Private, Rectangular Lot, Gazebo  
Roof Asphalt Shingle  
Construction Brick, Wood Siding  
Foundation Poured Concrete

### Additional Information

Date Listed November 6th, 2025  
Days on Market 8  
Zoning R-CG

### Listing Details

Listing Office RE/MAX Landan Real Estate

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