

# \$998,000 - 22 Varwood Place Nw, Calgary

MLS® #A2256299

**\$998,000**

6 Bedroom, 4.00 Bathroom, 2,245 sqft

Residential on 0.17 Acres

Varsity, Calgary, Alberta

A rare opportunity. Large, south backing cul-de-sac home in beautiful Varsity Village. This family home has great curb appeal and its 68ft x 120ft lot provides generous front and rear yards. Additionally, a community pathway behind this property contributes to the family and community oriented look and feel of Varsity Village. This home has been loved and cared for over its years so it offers everything from a move-in as is opportunity to various potential minor or major renovations and the floor plans lends itself well to that.

Built in 1968

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2256299    |
| Price          | \$998,000   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,245       |
| Acres          | 0.17        |
| Year Built     | 1968        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

Address 22 Varwood Place Nw



|             |         |
|-------------|---------|
| Subdivision | Varsity |
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3A0C1  |

### Amenities

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

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                     |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                                                      |
| Cooling           | None                                                                            |
| Fireplace         | Yes                                                                             |
| # of Fireplaces   | 2                                                                               |
| Fireplaces        | Gas, Gas Log                                                                    |
| Has Basement      | Yes                                                                             |
| Basement          | Finished, Full                                                                  |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Other                  |
| Lot Description   | Cul-De-Sac, Landscaped |
| Roof              | Asphalt                |
| Construction      | Stucco, Wood Frame     |
| Foundation        | Poured Concrete        |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 5                    |
| Zoning         | R-CG                 |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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