

# \$1,150,000 - 4023 Varmoor Road Nw, Calgary

MLS® #A2269374

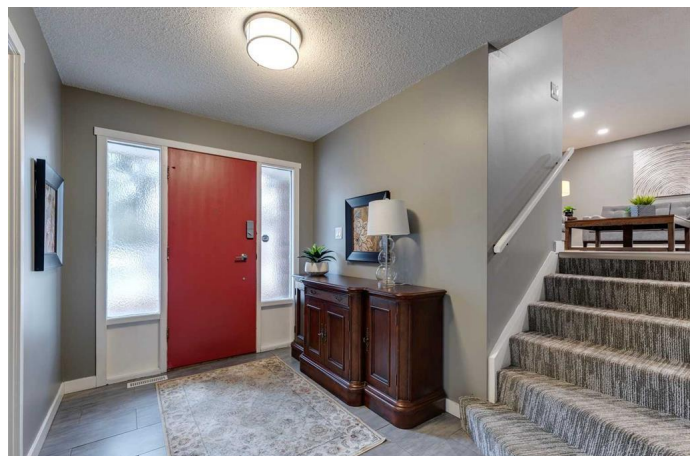
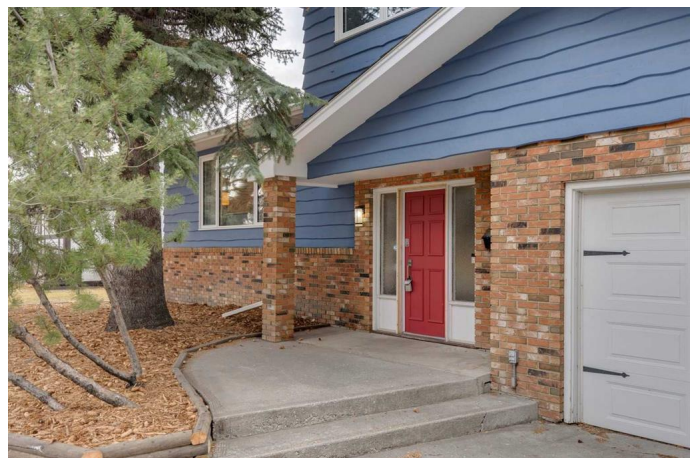
**\$1,150,000**

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          | \$1,150,000    |
| 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  
Zoning R-CG

### Listing Details

Listing Office RE/MAX Landan Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.