



## 8 Varshaven Place Calgary Alberta

\$899,900

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. (id:6769)

4pc Bathroom .00 Ft x .00 Ft

Recreational, Games room 22.00 Ft x 12.83 Ft

Laundry room 15.25 Ft x 10.83 Ft

2pc Bathroom .00 Ft x .00 Ft

Family room 20.75 Ft x 12.67 Ft

Bedroom 11.50 Ft x 11.25 Ft

Dining room 12.92 Ft x 8.92 Ft

Kitchen 12.58 Ft x 12.33 Ft

4pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 13.00 Ft x 10.92 Ft

Bedroom 9.92 Ft x 9.75 Ft

Bedroom 11.42 Ft x 10.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark

<http://www.kirbycox.com/>

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

