

# \$1,250,000 - 2 Varston Place Nw, Calgary

MLS® #A2185239

**\$1,250,000**

3 Bedroom, 4.00 Bathroom, 2,386 sqft

Residential on 0.21 Acres

Varsity, Calgary, Alberta

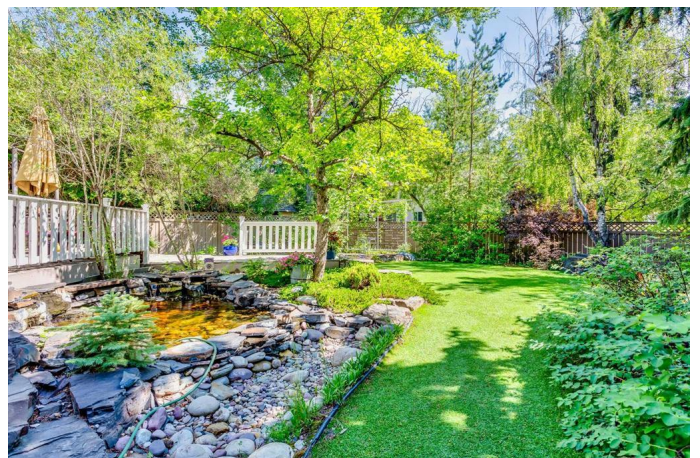
Welcome to 2 Varston Place NW â€” a beautifully maintained detached home on a rare, nearly 9,000 sq ft corner lot backing onto a walking path in the heart of sought-after Varsity.

This spacious property offers just under 2,400 sq ft of living space with 3 bedrooms, 3.5 bathrooms, and a finished basement for added flexibility. Inside, youâ€™ll appreciate the updated kitchen, Hardwood floors, new furnace, new on-demand hot water tank, many updated windows, and a bright, functional layout perfect for daily living and entertaining.

The outdoor space is truly special â€” enjoy a massive composite deck overlooking the charming wishing pond, surrounded by mature trees and lush low maintenancelandscaping. The yard backs directly onto a peaceful community walking path, adding to the serene setting.

Varsity is known for its top-rated schools, including Marion Carson Elementary with a mandarin immersion program, Varsity Acres French Immersion, St Vincent de Paul Catholic Elementary, F.E. Osborne Junior High, and Sir Winston Churchill High School. All this with Market Mall, the University of Calgary, Alberta Childrenâ€™s Hospital, Foothills Medical Centre, parks, pathways, and transit just minutes away.

Donâ€™t miss your opportunity to own this



exceptional home on one of Varsity's most desirable streets!

Built in 1970

### Essential Information

MLS® #	A2185239
Price	\$1,250,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,386
Acres	0.21
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2 Varston Place Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 0B7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, See Remarks, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Entrance
Lot Description	Corner Lot, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete, Wood

### **Additional Information**

Date Listed	July 9th, 2025
Days on Market	2
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
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