

# \$1,095,000 - 32 Vartown Place Nw, Calgary

MLS® #A2258630

**\$1,095,000**

5 Bedroom, 4.00 Bathroom, 2,067 sqft

Residential on 0.22 Acres

Varsity, Calgary, Alberta

\*OPEN HOUSE: Saturday September 20th from 1-330PM.\* This is a rare find; a sprawling bungalow in one of the Northwest's most desirable pockets, offering space, character, and limitless potential. It is set on a quiet street lined with mature spruce and birch trees, and a large west facing backyard with a walking path running behind the property. Imagine kids playing, tending to a garden or relaxing outdoors in the warmer months in this yard. From the welcoming front porch to the double garage and established landscaping, this home is both inviting and full of opportunity. Inside, the floor plan is exceptional for family living. The sunken living room, dedicated dining room, and kitchen with breakfast nook provide defined spaces with room to entertain and gather. A wood burning fireplace anchors the family room which has doors opening directly onto the back patio. Four bedrooms on the main level, including a primary suite with walk-in closet and ensuite, make this bungalow a hard-to-come-by gem in the neighbourhood. The fully developed basement expands the living space even further, featuring a large recreation room with another wood-burning fireplace, a fifth bedroom, a sauna, workshop, and generous storage. Whether you envision renovating to modernize or maintaining its original character, this home offers incredible bones and a versatile layout to create your dream residence. The location is unmatched. Market Mall, the University of Calgary, Foothills Medical Centre, and the



vibrant University District, with its restaurants, shops, and movie theatre, are all just steps away. Families and professionals will appreciate the convenience and lifestyle this area affords, with schools, pathways, and community amenities right at your doorstep. This is more than just a house - it is a rare chance to secure a large bungalow in one of Calgary's finest established communities, where families thrive and opportunities abound.

Built in 1969

**Essential Information**

MLS® #	A2258630
Price	\$1,095,000
Bedrooms	5
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,067
Acres	0.22
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	32 Vartown Place Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 0B5

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

## Interior

Interior Features Central Vacuum, Chandelier, Natural Woodwork, Open Floorplan, Storage, Beamed Ceilings, Sauna

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Garden

Lot Description Back Yard

Roof Asphalt Shingle

Construction Brick, Wood Frame, Wood Siding

Foundation Poured Concrete

## Additional Information

Date Listed September 19th, 2025

Days on Market 1

Zoning R-CG

## Listing Details

Listing Office RE/MAX House of Real Estate

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