$2,499,000 - 12 Vardana Place Nw, Calgary

MLS® #A2262185

$2,499,000
5 Bedroom, 5.00 Bathroom, 3,356 sqft
Residential on 0.20 Acres

Varsity, Calgary, Alberta

Brand-New 4900+ Sq Ft Custom Build in Varsityâ€"Facing Green Space, Backing Treelined Pathways, and Built to the Highest Standards. This is the home Varsity has been waiting for â€" a fresh, full-scale luxury build on a flat, pie-shaped lot that faces onto open green space and backs directly onto the treelined pathway system. With over 4,900 sq ft, this home offers the perfect balance of thoughtful design, uncompromising finishes, and unbeatable location. From the moment you walk in, you feel the volume and elegance: 9â€™ ceilings on all three levels, wide-plank engineered hardwood floors, clean lines, custom feature walls, and natural light pouring in from oversized windows. The layout is ideal for family living, featuring 5 bedrooms (including 2 stunning primary suites), 4.5 spa-style bathrooms with heated floors, a private main-floor office, and an open-concept living/dining area built for entertaining. The heart of the home is the kitchen: JennAir appliances, a massive island, custom cabinetry, and direct access to a large deck and professionally landscaped backyard. Upstairs, a serene primary retreat features a steam shower, walk-in closet, and upper laundry. The fully finished lower level includes a home theatre, wet bar, bedroom + bath, and a second laundry room. Luxury features include: 200-amp electrical service, central A/C, built-in speakers, security camera system, heated double garage with epoxy floors and EV charger, irrigation system, and a

fully fenced yard. Every detail was chosen for comfort, performance, and long-term living. Located in the heart of Varsity Village, you're steps from schools of all levels, the University of Calgary, and the shops and cafes of University District. Homes like this rarely come availableâ€"especially brand new and on a lot like this. Book your private tour today and experience the finest new construction Varsity has to offer.

Built in 2025

Essential Information

MLS® #	A2262185
Price	$2,499,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,356
Acres	0.20
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	12 Vardana Place Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A0C5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, 220 Volt Wiring

# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Bar, Bookcases, Low Flow Plumbing Fixtures
Appliances	Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Microwave, Range Hood, Washer/Dryer, Bar Fridge, Gas Range, Humidifier
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Low Maintenance Landscape, Pie Shaped Lot, Underground Sprinklers, City Lot, Cleared, Dog Run Fenced In, Gazebo, Interior Lot
Roof	Shingle
Construction	Concrete, Manufactured Floor Joist, Post & Beam
Foundation	Poured Concrete

Additional Information

Date Listed	October 5th, 2025
Zoning	R-CG

Listing Details

Listing Office	CIR Realty