

# \$1,250,000 - 10 Varsville Place Nw, Calgary

MLS® #A2257647

**\$1,250,000**

4 Bedroom, 3.00 Bathroom, 1,531 sqft

Residential on 0.19 Acres

Varsity, Calgary, Alberta

Welcome to 10 Varsville Place NW! Tucked away in a quiet cul-de-sac in the prestigious community of Varsity. This community was designed to create a park-like atmosphere with an extensive network of pedestrian pathways connecting the community parks and its residents. This custom Arthur Rempel hillside bungalow offers over 2,700 SQFT of unique mid-century modern living space with 4 bedrooms and 3 bathrooms.

Starting downstairs, youâ€™ll find a bright and spacious lower level featuring a comfortable bedroom, a full bathroom, and a large utility room that offers excellent storage space. A wood-burning fireplace anchors the basement living area. You will find natural Ash wood throughout, while a wet bar at the back makes this the perfect space for entertaining or cozy nights in.

Heading upstairs, natural soft light pours through the west-facing windows. The main living room is bright and inviting, framed by oversized windows and warmed by its own wood-burning fireplace. Vaulted 10-foot ceilings with beautiful cedar beams add a special architectural touch that enhances the homeâ€™s character. The kitchen flows seamlessly into a dining area with access to the front veranda, where you can enjoy morning coffee overlooking the park.

Set on a large lot, the massive backyard is private, quiet, and ideal for BBQs, entertaining, or simply relaxing outdoors. With the park in front and a peaceful pathway behind,



youâ€™re surrounded by green space in every direction. All this within close proximity to Brentwood LRT station, University of Calgary, Alberta Childrenâ€™s Hospital, Foothills Medical Centre, Market Mall, Schools, and countless other amenities. This is a true character home on a prime lot in one of NW Calgaryâ€™s most sought-after communities. Donâ€™t miss your chance to make it yours â€“ schedule your viewing today!

Built in 1969

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2257647    |
| Price          | \$1,250,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,531       |
| Acres          | 0.19        |
| Year Built     | 1969        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 10 Varsville Place Nw |
| Subdivision | Varsity               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3A 0A8               |

**Amenities**

|                |                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                           |
| Parking        | Double Garage Attached, Front Drive, Heated Garage, Insulated, Stall, Concrete Driveway, Garage Faces Front |

# of Garages 2

## Interior

Interior Features Beamed Ceilings, High Ceilings, Natural Woodwork, See Remarks, Vaulted Ceiling(s), Wet Bar

Appliances Oven, Range Hood, Refrigerator, Stove(s)

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 2

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn, Private

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed September 18th, 2025

Days on Market 4

Zoning R-CG

## Listing Details

Listing Office eXp Realty

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