

# \$935,000 - 3503 Varal Road Nw, Calgary

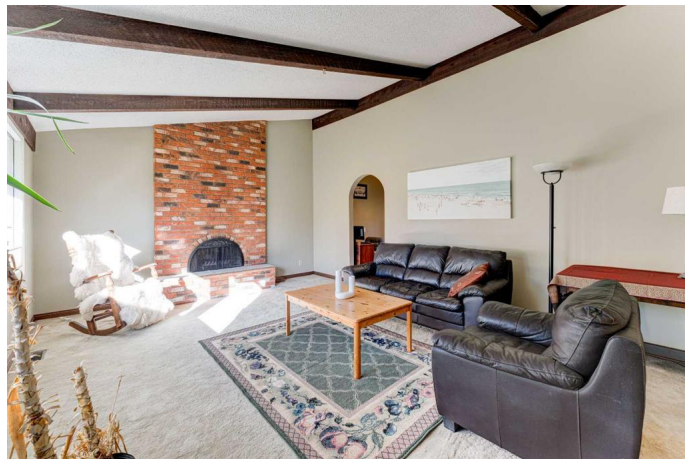
MLS® #A2213773

**\$935,000**

5 Bedroom, 4.00 Bathroom, 1,791 sqft  
Residential on 0.19 Acres

Varsity, Calgary, Alberta

Welcome to this unique opportunity to own a spacious home in Calgary's highly sought-after neighborhood of Varsity! With over 3,000 sq ft of developed space, this 70 x 120 lot property is tucked away on a quiet cul-de-sac, surrounded by mature spruce trees that provide exceptional privacy. This home is ready for your personal touch, offering endless renovation possibilities to create your dream space. As you step inside, you'll find a welcoming layout with vaulted, beamed ceilings in the front living area, complemented by a cozy wood-burning brick fireplace, perfect for relaxing and entertaining. An arched doorway leads you into a versatile den or flex area that could serve as a home office, pantry, or formal dining room. The kitchen, which offers a lovely view of the private, tree-lined yard, has plenty of space for a breakfast nook and connects seamlessly to the family room. Step outside into your own private oasis with a spacious backyard, where you'll find a new shed for all your outdoor essentials. Back inside, the main floor is complete with a 3-piece bath and a main floor bedroom, offering convenience and flexibility. Head upstairs to find three bedrooms, including a primary suite with its own 2-piece bath. The two additional bedrooms share a 4-piece bathroom. The finished basement features a large recreational room, a fifth bedroom with a 3-piece ensuite, and an oversized storage room with built-in shelving. An attached double garage rounds out this home's impressive



features. Its prime location is close to the University of Calgary, Alberta Children's Hospital, Market Mall, and the Brentwood LRT station. Varsity is a prestigious executive community that offers top-rated schools, including Christine Meikle School, F.E. Osborne School, Marion Carson School, St. Vincent de Paul School, and Varsity Acres School. With just an 15-20 minute drive to the airport and a 10-15 minute commute to downtown, this location is perfect for those seeking both tranquility and convenience. Enjoy having all the essentials within reach from shopping at Market Mall to outdoor adventures along the Bow River. Don't miss this chance to own in one of Calgary's most desirable neighborhoods!

Built in 1969

### **Essential Information**

MLS® #	A2213773
Price	\$935,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,791
Acres	0.19
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	3503 Varal Road Nw
Subdivision	Varsity
City	Calgary
County	Calgary

Province Alberta  
Postal Code T3A 0A4

### Amenities

Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Beamed Ceilings, Built-in Features, No Animal Home, See Remarks, Vaulted Ceiling(s)  
Appliances Dishwasher, Dryer, Refrigerator, Stove(s), Washer  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Wood Burning  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Yard  
Lot Description Back Yard, Cul-De-Sac, Lawn, Many Trees, Private, Rectangular Lot, See Remarks, Treed  
Roof Asphalt Shingle, See Remarks, Tar/Gravel  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed April 22nd, 2025  
Days on Market 2  
Zoning R-CG

### Listing Details

Listing Office Century 21 Bamber Realty LTD.

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