

**4015 Varmoor Road NW
Calgary, Alberta**

MLS # A2238732



\$799,900

Division:	Varsity		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,223 sq.ft.	Age:	1969 (56 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island		

Inclusions: Wood rug lower family room & book cases (lower level)

Incredible opportunity in sought-after Varsity Village. This original-owner 4-level split is nestled on an oversized 65' x 133' lot and offers over 2,350 sq ft of developed living space, ideal for families or those looking to customize a home in one of Calgary's most desirable communities. Meticulously maintained with timeless charm, the main level features a spacious front living room with a dedicated dining area, perfect for hosting gatherings. The kitchen sits at the heart of the home and includes a dinette, island, and a picturesque view of the beautifully landscaped, mature backyard. Upstairs, you'll find a generous primary bedroom with a private 2-piece ensuite, along with two additional well-sized bedrooms and a full 4-piece main bath. The third level offers a cozy family room with a fireplace, an additional bedroom, a 2-piece powder room, and a conveniently located laundry area. The lower level includes a flexible space that could be used as a recreation room, home office, playroom, or even converted into a fifth bedroom depending on your needs. Step outside into a private, south-facing backyard oasis with fruit trees, a large garden area, and an oversized detached garage. This serene outdoor space offers endless possibilities for gardening, entertaining, or simply relaxing in nature. The location is unbeatable, walkable to University District, Market Mall, U of C, transit, and more. Whether you're looking to renovate, invest, or settle into a mature neighborhood, this home presents a rare chance to create something truly special.