

# \$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 Varsity—Facing Green Space, Backing Treelined Pathways, and Built to the Highest Standards. This is the home Varsity has been waiting for — 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: 9'™ 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 available—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 |
| Community   | 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 Bookcases, 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, Low Flow Plumbing Fixtures

Appliances Central Air Conditioner, Dishwasher, Gas Range, Microwave, Range Hood, Washer/Dryer, Bar Fridge, Built-In Refrigerator, Built-In Oven, 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, City Lot, Cul-De-Sac, Front Yard, Gazebo, Interior Lot, Landscaped, Low Maintenance Landscape, Pie Shaped Lot, Underground Sprinklers, Cleared, Dog Run Fenced In

Roof Shingle

Construction Concrete, Manufactured Floor Joist, Post & Beam

Foundation Poured Concrete

## Additional Information

Date Listed October 5th, 2025

Days on Market 6

Zoning R-CG

## Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.