

\$1,499,000 - 18 Varsity Estates Close Nw, Calgary

MLS® #A2179776

\$1,499,000

5 Bedroom, 5.00 Bathroom, 2,200 sqft
Residential on 0.21 Acres

Varsity, Calgary, Alberta

Welcome to your forever home in desirable Varsity Estates! This 2200 sq. ft. executive bungalow with 4+1 bedrooms and 5 bathrooms is thoughtfully designed to be well-suited for every stage of life! Striking pride of ownership and quality improvements are evident inside & out.

Freshly painted with 10' ceilings on the main floor. Large, bright living room with fireplace, spacious dining area, and dedicated home office with built-ins and big window. Sunny east-facing kitchen features oak cabinets, quartz counters, new built-in oven & microwave, limestone floors, and a unique brick surround. There's also a breakfast bar & spacious eating area. Double doors from the breakfast nook open to the covered patio and beautifully landscaped yard. The large master bedroom boasts a cathedral vaulted ceiling + a luxurious ensuite with marble floors, oversized shower, granite-topped double vanity, programmable jetted tub, and a walk-in closet. There are also three additional large bedrooms, a 5 piece bathroom with an oversized shower, a 2 piece powder room, and laundry room with LG steam washer & dryer that complete the main floor.

A dream walk-up lower level, developed in 2011 is fully sound-proof between floors and features big windows, high ceilings + a massive rec room with gas fireplace + 2 bathrooms. There's a handy kitchenette area with cupboards, dishwasher & fridge



(roughed-in for stove/cooktop), a separate home theatre room, TONS of storage, a massive 5th bedroom with walk-in closet + 5-piece ensuite with soaker tub and heated floors.

The oversized double attached garage and beautifully landscaped yard include grass for the kids & dog, many mature trees, interlocking brick, a covered patio, irrigation, a gas BBQ line, a firepit, and a new custom gazebo. Central A/C. Notable updates include fresh paint throughout, all new electrical including many new pot lights, dimmers, light fixtures, new switches/receptacles & new panel. New attic insulation (2023) + windows/doors (2018).

Close to specialty & top-rated schools, Bowmont Park, the river pathway system, off-leash dog park, Market Mall, University District, Dalhousie Station & LRT, U of C, Foothills & Alberta Children's hospitals, and Silver Springs Golf Course. Move in and enjoy your forever home!

Built in 1987

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2179776 |
| Price | \$1,499,000 |
| Bedrooms | 5 |
| Bathrooms | 5.00 |
| Full Baths | 3 |
| Half Baths | 2 |
| Square Footage | 2,200 |
| Acres | 0.21 |
| Year Built | 1987 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |

Status Active

Community Information

Address 18 Varsity Estates Close Nw
Subdivision Varsity
City Calgary
County Calgary
Province Alberta
Postal Code T3B 5J2

Amenities

Parking Spaces 4
Parking Double Garage Attached, Garage Faces Front, Oversized
of Garages 2

Interior

Interior Features Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer, Water Softener, Window Coverings
Heating Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Basement, Gas, Living Room, Wood Burning
Has Basement Yes
Basement Exterior Entry, Finished, Full, Walk-Up To Grade

Exterior

Exterior Features BBQ gas line, Fire Pit, Awning(s)
Lot Description Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Pie Shaped Lot, Treed, Underground Sprinklers
Roof Asphalt Shingle
Construction Brick, Wood Frame
Foundation See Remarks, Wood

Additional Information

Date Listed March 13th, 2025

Days on Market 22
Zoning R-CG

Listing Details

Listing Office RE/MAX Real Estate (Central)

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