

\$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

*Open House Saturday March 15, 1:30-4pm *
Welcome to your forever home in prestigious Varsity Estates! This amazing 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 Built-in Features, Ceiling Fan(s), Bar, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Quartz Counters, Storage, Vaulted Ceiling(s), Wet Bar, Walk-In Closet(s)
Appliances Dishwasher, Refrigerator, Central Air Conditioner, Oven-Built-In, Dryer, Garburator, Garage Control(s), Gas Cooktop, Microwave, Washer, Window Coverings, Water Softener
Heating Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Basement, Gas, Living Room, Wood Burning
Has Basement Yes
Basement Full, Exterior Entry, Finished, Walk-Up To Grade

Exterior

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

Additional Information

Date Listed March 13th, 2025

Days on Market 1

Zoning R-CG

Listing Details

Listing Office RE/MAX Real Estate (Central)

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