

# \$1,398,000 - 18 Varsity Estates Close Nw, Calgary

MLS® #A2179776

**\$1,398,000**

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	\$1,398,000
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 Quartz Counters, Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Storage, Vaulted Ceiling(s), Wet Bar, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Oven-Built-In, Garburator, Garage Control(s), Gas Cooktop, Microwave, Water Softener  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Gas, Basement, Living Room, Wood Burning  
Has Basement Yes  
Basement Finished, Full, Exterior Entry, Walk-Up To Grade

### Exterior

Exterior Features Awning(s), BBQ gas line, Fire Pit  
Lot Description Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Lawn, 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 34  
Zoning R-CG

### **Listing Details**

Listing Office RE/MAX Real Estate (Central)

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