

# \$679,000 - 18 Varsity Estates Park Nw, Calgary

MLS® #A2243682

**\$679,000**

3 Bedroom, 3.00 Bathroom, 1,793 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

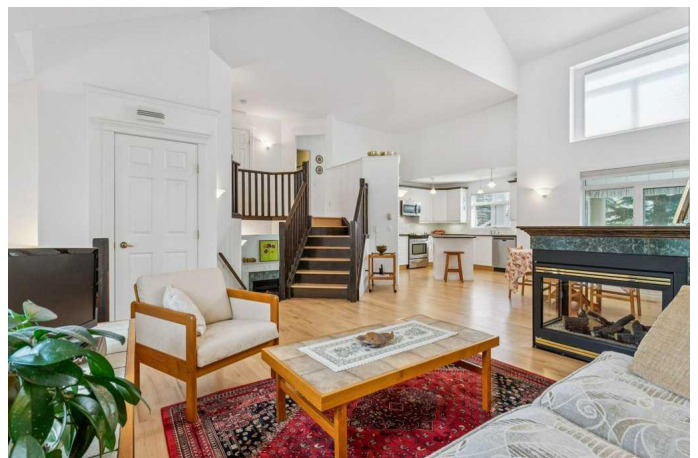
Elegant Varsity residence showcasing high ceilings and an abundance of natural light. Enjoy the impeccably designed open concept living with a spacious living room that offers refinished hardwood floors, a three-sided fireplace and fresh paint throughout. The dining room offers plenty of space for gatherings. This well-appointed kitchen offers white kitchen cabinets, stainless steel appliances, working island and a charming sunroom. The upper level features a spacious primary suite, a second bedroom, and a stylish Jack & Jill bathroom, along with a convenient top-floor laundry room. The walk out level has a sophisticated family room with a second fireplace and French doors. Go down a few more stairs to the second family room, office or fitness room. There is also a third bedroom and a 3Pcs bathroom for your guests. The lower level has underfloor heating as does the double attached garage and sunroom. This home also features central air conditioning and a built-in vacuum system. Ideally located near amenities such as the LRT, University of Calgary, Children's and Foothills hospitals, shopping and golf course. Seize this exceptional opportunity – schedule your viewing today!

Built in 1998

## Essential Information

MLS® #

A2243682



|                |                |
|----------------|----------------|
| Price          | \$679,000      |
| Bedrooms       | 3              |
| Bathrooms      | 3.00           |
| Full Baths     | 2              |
| Half Baths     | 1              |
| Square Footage | 1,793          |
| Acres          | 0.00           |
| Year Built     | 1998           |
| Type           | Residential    |
| Sub-Type       | Row/Townhouse  |
| Style          | 2 Storey Split |
| Status         | Active         |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 18 Varsity Estates Park Nw |
| Subdivision | Varsity                    |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3A 6A4                    |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Parking, Snow Removal, Visitor Parking                |
| Parking Spaces | 2                                                     |
| Parking        | Double Garage Attached, Insulated, Garage Door Opener |
| # of Garages   | 2                                                     |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                          |
| Cooling           | Central Air                                                                                                      |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 2                                                                                                                |
| Fireplaces        | Family Room, Gas, Mantle, Dining Room, Three-Sided                                                               |
| Has Basement      | Yes                                                                                                              |
| Basement          | Partial                                                                                                          |

**Exterior**

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior Features | Balcony                                                                                     |
| Lot Description   | Corner Lot, Landscaped, Lawn, Treed, Backs on to Park/Green Space, Cul-De-Sac, Interior Lot |
| Roof              | Asphalt                                                                                     |
| Construction      | Brick, Cement Fiber Board                                                                   |
| Foundation        | Poured Concrete                                                                             |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 95               |
| Zoning         | M-CG d30         |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Optimum Realty Group |
|----------------|----------------------|

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