

\$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 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 Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, Quartz Counters, Storage, Walk-In Closet(s), Double Vanity, High Ceilings, Jetted Tub, Vaulted Ceiling(s), Wet Bar
Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Oven-Built-In, Refrigerator, Window Coverings, Dryer, Garburator, Gas Cooktop, Washer, 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 BBQ gas line, Fire Pit, Awning(s)
Lot Description Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Treed, Underground Sprinklers, Pie Shaped Lot
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)

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.