# \$689,000 - 18 Varsity Estates Park Nw, Calgary

MLS® #A2243682

## \$689,000

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 â€" schedule your viewing today!







Built in 1998

## **Essential Information**

MLS® # A2243682

Price \$689,000

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, Garage Door Opener, Insulated

# of Garages 2

#### Interior

Interior Features Closet Organizers, High Ceilings, No Animal Home, No Smoking Home,

Open Floorplan, Pantry, Central Vacuum

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator,

Washer, Microwave Hood Fan, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas, Dining Room, Family Room, Mantle, Three-Sided

Has Basement Yes

Basement Finished, Partial

## **Exterior**

Exterior Features Balcony

Lot Description Landscaped, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac,

Interior Lot, Lawn, Treed

Roof Asphalt

Construction Brick, Cement Fiber Board

Foundation Poured Concrete

## **Additional Information**

Date Listed August 7th, 2025

Days on Market 71

Zoning M-CG d30

# **Listing Details**

Listing Office Optimum Realty Group

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