

# \$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)

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.