\$1,774,900 - 127 Varsity Estates Grove Nw, Calgary

MLS® #A2228275

\$1,774,900

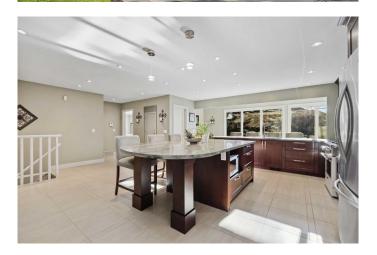
5 Bedroom, 3.00 Bathroom, 2,007 sqft Residential on 0.25 Acres

Varsity, Calgary, Alberta

Welcome to this beautifully updated bungalow, nestled on a guiet street in the prestigious community of Varsity Estates. Boasting over 3,700 sq ft of thoughtfully designed living space, this stunning home offers 5 bedrooms, an oversized double attached garage, and sun-soaked rooms throughout. Meticulously maintained and extensively updated, most recently between 2022 and 2024, it features fresh paint, two new furnaces, a new driveway, custom built-in storage, drinking water filtration system, garburator, new dishwasher, brand-new carpet, and a recently finished gym area in the basementâ€"ensuring a true move-in-ready experience. Step into a welcoming foyer that opens into an expansive chef's kitchen outfitted with granite countertops, high-end stainless steel appliances, custom maple cabinetry by Denca, and a functional breakfast bar. In-floor heating spans tiled areas on the main floor, adding comfort and warmth. The open-concept living and dining space is bathed in natural light from wall-to-wall windows and features a cozy stone-clad, wood-burning fireplace with gas assist. Exterior electric metal blinds on the living room and deck doors offer added comfort and privacy. French doors open onto a large south-facing deck, with two gas hookups added, that overlooks a ¼-acre, park-like backyardâ€"perfect for outdoor entertaining, gardening, or peaceful relaxation. The primary bedroom is a private retreat with custom built-ins in addition to a walk-in closet, and a







spa-like 4-piece ensuite with dual sinks and a luxurious steam shower. Two additional bedrooms and a 4-piece bathroom complete the main level. The fully finished walkout basement is designed for entertaining, featuring a spacious family room with a wet bar, a second fireplace, and direct access to the landscaped backyard with brick patio and gazebo. The lower level also offers two more bedrooms, a versatile den (ideal as a 6th bedroom or home gym), a well-equipped laundry room, and another 4-piece bathroom with a relaxing sauna. Mechanical highlights include two newer furnaces, central A/C, a water softener, and meticulous maintenance throughout. Situated on an expansive lot just minutes from parks and trails, top schools, shopping, dining, and the University of Calgary, this home combines space, style, and an unbeatable location. A true gem in Varsity Estates!

Built in 1975

Essential Information

MLS®# A2228275 Price \$1,774,900

Bedrooms 5 Bathrooms 3.00

Full Baths 3

Square Footage 2,007 Acres 0.25 Year Built 1975

Residential Type Sub-Type Detached Style Bungalow

Status Active

Community Information

Address 127 Varsity Estates Grove Nw

Subdivision Varsity City Calgary
County Calgary
Province Alberta
Postal Code T3B 4C8

Amenities

Parking Spaces 2

Parking Double Garage Attached, Driveway, Garage Door Opener, Garage

Faces Front, Oversized

of Garages 1

Interior

Interior Features Breakfast Bar, Built-in Features, Granite Counters, High Ceilings,

Kitchen Island, Open Floorplan, Pantry, Sauna, Storage, Walk-In

Closet(s)

Appliances Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range

Hood, Refrigerator, Washer, Window Coverings

Heating In Floor, Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Family Room, Gas, Living Room, Wood Burning

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Other, Private Yard

Lot Description Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Street

Lighting, Views

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 5th, 2025

Days on Market 12

Zoning R-CG

Listing Details

Listing Office Greater Property Group

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.