

# \$699,000 - 18 Varsity Estates Park Nw, Calgary

MLS® #A2243682

**\$699,000**

3 Bedroom, 3.00 Bathroom, 1,793 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

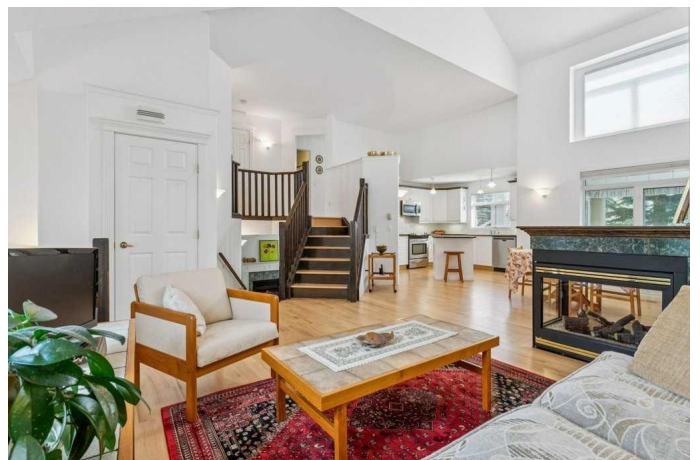
Elegant Varsity residence showcasing high ceilings and an abundance of natural light. Enjoy the impeccably designed open concept living with a spacious living room that offers refinished hardwood floors, a three-sided fireplace and fresh paint throughout. The dining room offers plenty of space for gatherings. 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	\$699,000
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	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	Finished, Partial

## Exterior

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

## Additional Information

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

## Listing Details

Listing Office	Optimum Realty Group
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