# \$785,000 - 54, 1815 Varsity Estates Drive Nw, Calgary

MLS® #A2207304

### \$785,000

3 Bedroom, 4.00 Bathroom, 1,830 sqft Residential on 0.00 Acres

Varsity, Calgary, Alberta

Welcome to this charming townhouse in the sought-after Varsity neighborhood of Calgary! This well-maintained home featuring 1 bedroom on a main floor{ currently family room), spacious 2 pc bathroom, that is easily can be converted back in to a 3 pc, by adding a shower or a tub.

The main floor features a bright living room with a wood fireplace with a gas starter that has been inspected and works well, a formal dining area, and a fully equipped kitchen, perfect for both everyday living and entertaining. Upstairs, you'll find two generous-sized bedrooms, along with a full ensuite bathroom in the primary bedroom. The fully finished basement provides additional space, including a large game room, an extra bedroom, a den, and a 3-piece bathroom.

Step outside to enjoy a private yard and a double-attached garage. The complex is ideally located just steps away from a golf course, providing picturesque views and outdoor recreation right at your doorstep. Plus, you'II appreciate being close to schools, parks, shopping, and other local amenities.

As a resident of this well-managed condo complex, you'II also have access to fantastic amenities, including an indoor pool, hot tub, fitness center, racquet court, pickle ball court, party room and visitor parking. This home is a perfect blend of comfort,







#### Built in 1974

#### **Essential Information**

MLS® # A2207304 Price \$785,000

Bedrooms 3 Bathrooms 4.00

Full Baths 2 Half Baths 2

Square Footage 1,830 Acres 0.00 Year Built 1974

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 54, 1815 Varsity Estates Drive Nw

Subdivision Varsity
City Calgary
County Calgary
Province Alberta

Postal Code T3B 3Y7

#### **Amenities**

Amenities Fitness Center, Indoor Pool, Party Room, Racquet Courts, Visitor

Parking, Sauna

Parking Spaces 4

Parking Double Garage Attached, Front Drive, Garage Faces Front

# of Garages 2

#### Interior

Interior Features See Remarks, Vaulted Ceiling(s), Vinyl Windows

Appliances Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces

Fireplaces Family Room, Gas, Living Room, Mantle, Brick Facing

Has Basement Yes

Basement Finished, Full

2

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed April 3rd, 2025

Days on Market 14

Zoning M-CG

# **Listing Details**

Listing Office eXp Realty

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.