

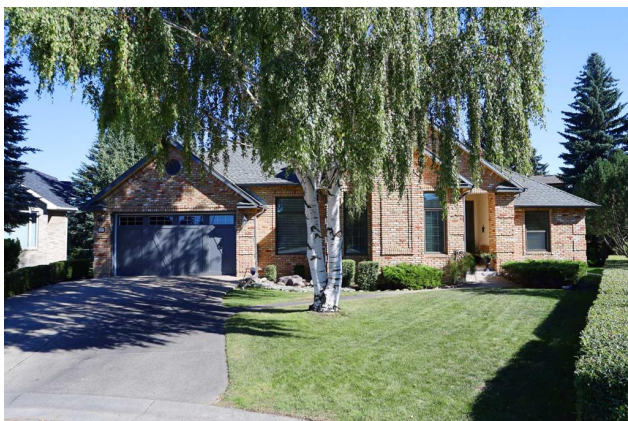


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**18 VARSITY ESTATES Close, Calgary T3B 5J2**

MLS® #: **A2163592** Area: **Varsity** Listing Date: **09/11/24** List Price: **\$1,679,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1987**  
Lot Information  
 Lot Sz Ar: **9,267 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,190**  
 Low Sqft:  
 Ttl Sqft: **2,190**

DOM

**8**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **4.0 (3 2)**  
 Style: **Bungalow**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Fruit Trees/Shrub(s),Front Yard,Lawn,Garden,Landscaped,Underground Sprinklers,Pie Shaped Lot,Treed**  
 Park Feat: **Double Garage Attached,Garage Faces Front,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Awning(s),BBQ gas line,Fire Pit,Garden,Private Yard**

Construction: **Brick,Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood,Stone**  
 Water Source:  
 Fnd/Bsmt: **Wood**

Kitchen Appl: **Central Air Conditioner,Convection Oven,Dishwasher,Dryer,Garburator,Gas Cooktop,Microwave,Refrigerator,Washer,Water Softener,Window Coverings**  
 Int Feat: **Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Quartz Counters,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	
4pc Bathroom	Main	
5pc Ensuite bath	Main	
Dining Room	Main	11`9" x 10`2"
Nook	Main	14`5" x 9`7"
Laundry	Main	6`7" x 5`8"

Room	Level	Dimensions
2pc Bathroom	Basement	
5pc Bathroom	Basement	
Living Room	Main	23`4" x 15`6"
Kitchen	Main	14`5" x 12`9"
Den	Main	10`3" x 9`3"
Bedroom - Primary	Main	17`10" x 13`0"

**Bedroom**  
**Bedroom**  
**Media Room**  
**Storage**

**Main** 11`7" x 10`3"  
**Main** 11`5" x 9`10"  
**Basement** 16`0" x 14`0"  
**Basement** 12`1" x 9`8"

**Bedroom**  
**Game Room**  
**Bedroom**  
**Storage**

**Main** 11`9" x 10`2"  
**Basement** 41`5" x 26`7"  
**Basement** 20`7" x 11`5"  
**Basement** 11`0" x 8`3"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc: **8510926**

Zoning:  
**R-C1**

Remarks

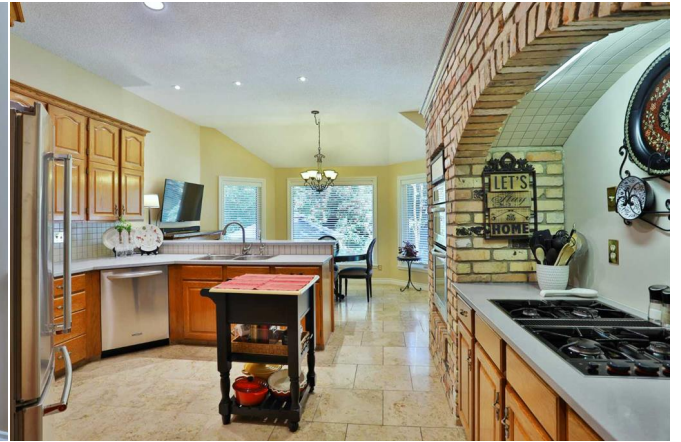
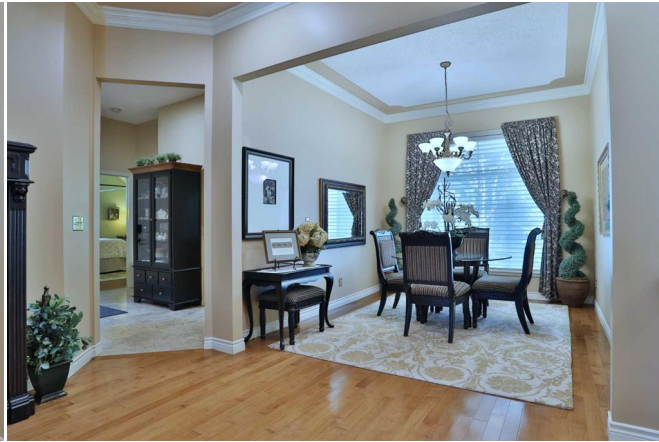
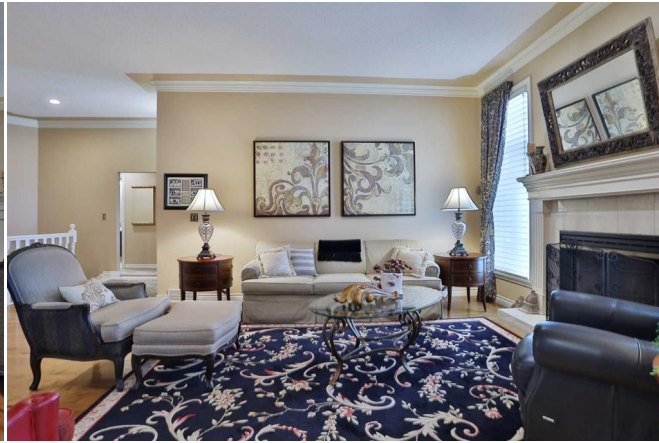
Pub Rmks: **Today's the day you will always remember when you step into this beautifully appointed bungalow & realize you've found the home of your dreams! Nestled on this quiet cul-de-sac in one of Northwest Calgary's most sought-after neighbourhoods, this meticulous estate home boasts a total of 5 bedrooms & 5 bathrooms, gleaming hardwood floors, wonderful eat-in kitchen with stainless steel appliances & sensational rec room with full wet bar...all on this private 0.21acre pie lot filled with towering mature trees. Extensively renovated & maintained by the 25+ year owners, the main floor of this elegant home enjoys expansive 10ft ceilings & classic detailing, with its gracious & inviting living room with wood-burning fireplace, spacious formal dining room, dedicated home office with wall of built-in cabinets & dining nook with double garden doors to the backyard deck. The lovely oak kitchen is loaded with cabinets & counterspace, & features limestone floors, KitchenAid stainless steel appliances & Jenn-Air gas cooktop (with downdraft) with stunning historic Calgary brick surround (from the Burns building) & HanStone (quartz) counters. Dramatic vaulted ceilings & picture window with retractable awning in the private owners' retreat, & luxurious spa-inspired ensuite with glass shower, marble floors, large walk-in closet with mirrored doors, granite-topped double vanities & programmable BainUltra airjet tub. In a separate "wing" are 3 lovely bedrooms & full bath with granite-topped double sinks & oversized walk-in shower. Developed in 2011-2012, the walkup level has an amazing rec room with stone-facing fireplace & wet bar - complete with dishwasher & full-sized fridge, home theatre, tons of storage space & 5th bedroom with its own private access into a full bath with separate shower & bathtub, double sinks & walk-in closet. Beautifully landscaped - front & back, with winding gardens & mature trees, covered cement patio with gas BBQ line, interlocking brick patios, irrigation system, firepit (new in 2023) & brand new (2024) custom gazebo...the perfect space for your outdoor entertaining or peaceful getaway from the hectic outside world! Additional extras include the main floor laundry room with LG steam washer & dryer (with additional hook-ups in one of the basement storage rooms), guest powder rooms on both the main & basement levels, Hunter Douglas blinds & central air, Kinetic water softener/reverse osmosis/dechlorination system, oversized 2 car garage, historic Calgary brick façade plus new upgraded attic insulation in 2023 & new windows/doors in 2019. Prime location in this highly-desirable family community within minutes to bus stops & Dalhousie Station LRT, top-rated schools, popular retail centres (Market Mall, Northland, Brentwood...) & the Silver Springs golf course, & quick easy access to Bowmont Park, University of Calgary, University District, Foothills Medical Centre & downtown.**

Inclusions: **Alarm system hardware, wet bar dishwasher/microwave/fridge, security cameras, retractable awning on master bedroom window, backyard gazebo & firepit, wall-mounted speakers in media room**

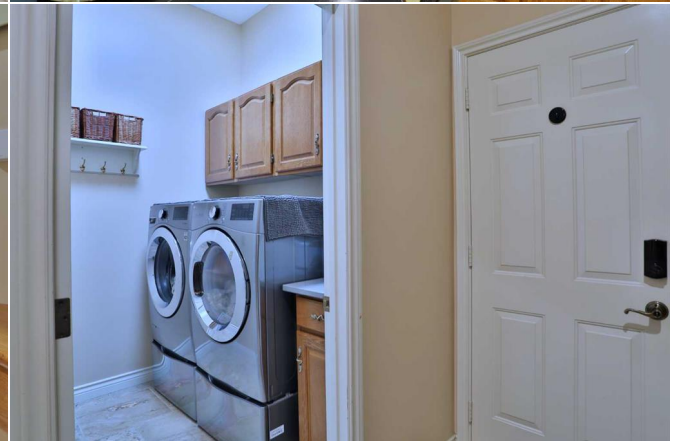
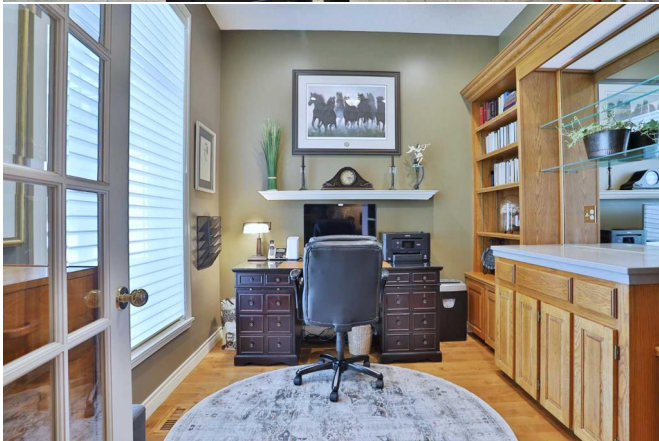
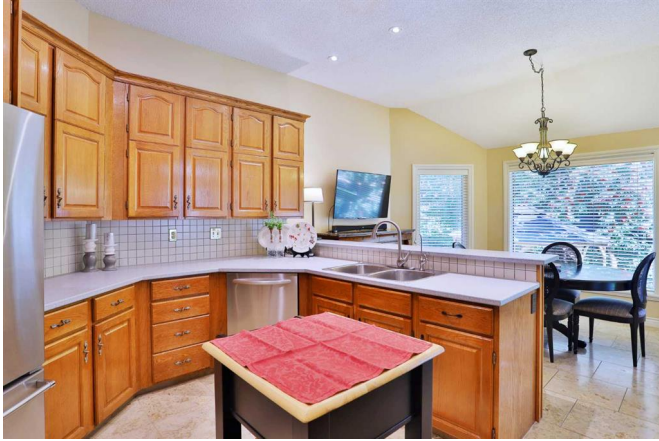
Property Listed By: **Royal LePage Benchmark**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





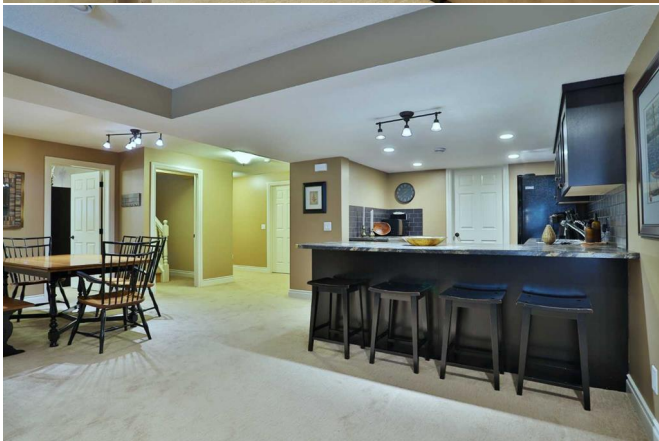
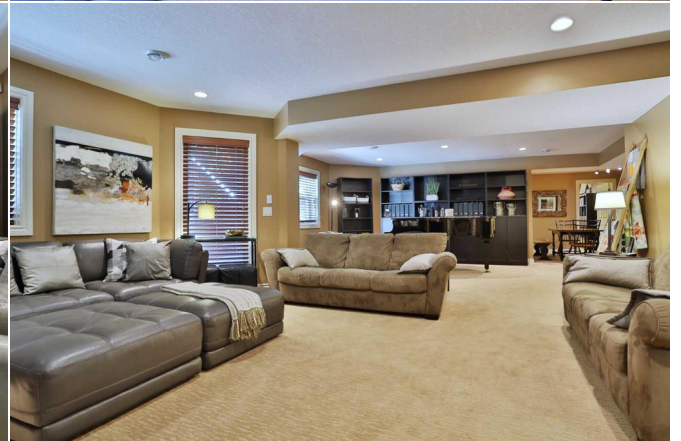
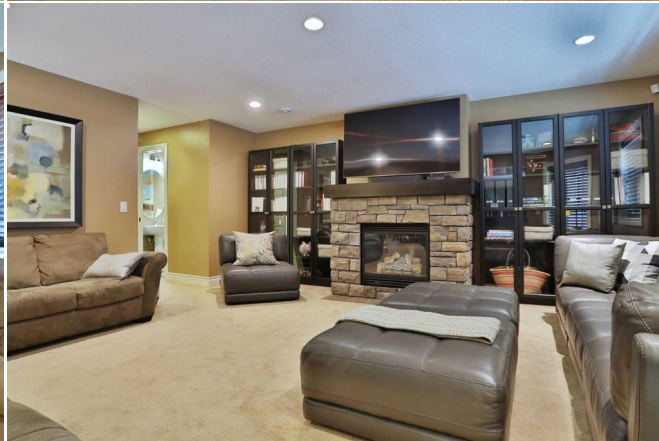




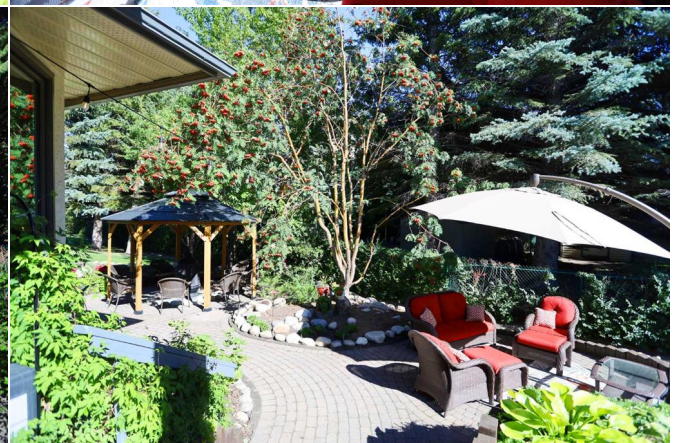
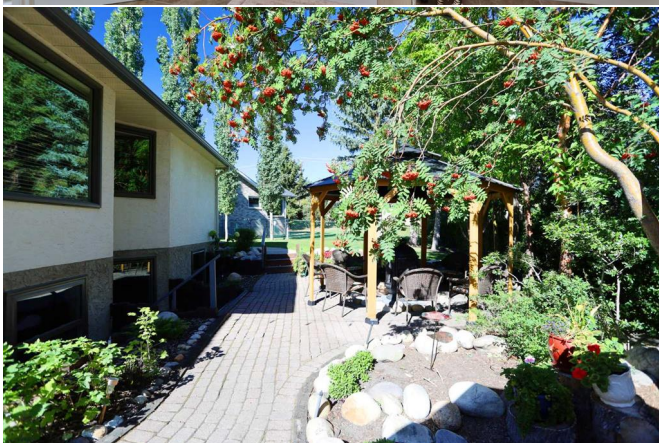
















**18 Varsity Estates Close NW, Calgary, AB**

Main Building: Total Exterior Area Above Grade 2190.23 sq ft



**Main Floor**  
Exterior Area 2190.23 sq ft

**Basement (Below Grade)**  
Exterior Area 2144.81 sq ft

0 6 12  
ft

PREPARED: 2024/09/27

While egresses are excluded from total floor area in QUIDOC floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.

