



THE
A-TEAM

**RE/MAX
FIRST**

18 VARSITY ESTATES Close, Calgary T3B 5J2

MLS®#: **A2179776**

Area: **Varsity**

Listing Date: **03/13/25**

List Price: **\$1,499,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1987**

Finished Floor Area

Abv Sqft: **2,200**

Low Sqft:

Ttl Sqft: **2,200**

DOM

2

Layout

Beds: **5 (4 1)**

Baths: **4.0 (3 2)**

Style: **Bungalow**

Lot Information

Lot Sz Ar: **9,268 sqft**

Lot Shape:

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Front Yard,Fruit Trees/Shrub(s),Landscaped,Lawn,Pie Shaped Lot,Treed,Underground Sprinklers**

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**

Construction: **Brick,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood,Stone**
Water Source:
Fnd/Bsmnt:
See Remarks,Wood

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Cooktop,Microwave,Oven-Built-In,Refrigerator,Washer,Water Softener,Window Coverings**

Int Feat: **Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,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	Room	Level	Dimensions
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2pc Bathroom	Basement	21`11" x 9`7"
Bedroom	Basement	37`9" x 67`10"
Kitchenette	Basement	50`7" x 32`7"
Game Room	Basement	56`4" x 101`2"
Furnace/Utility Room	Basement	22`8" x 39`8"
4pc Bathroom	Main	25`5" x 26`10"
Bedroom	Main	39`1" x 33`11"
Bedroom	Main	32`7" x 37`9"
Dining Room	Main	38`7" x 33`11"
Kitchen	Main	41`3" x 47`10"
Living Room	Main	77`1" x 51`5"
Bedroom - Primary	Main	42`11" x 59`1"

5pc Ensuite bath	Basement	48`2" x 36`8"
Family Room	Basement	59`4" x 46`2"
Laundry	Basement	27`11" x 35`3"
Storage	Basement	39`8" x 33`4"
2pc Bathroom	Main	21`11" x 13`11"
5pc Ensuite bath	Main	39`1" x 34`9"
Bedroom	Main	39`1" x 34`2"
Breakfast Nook	Main	37`6" x 47`10"
Foyer	Main	32`3" x 22`2"
Laundry	Main	21`7" x 18`7"
Office	Main	31`2" x 33`8"

Legal/Tax/Financial

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

Zoning: **R-CG**

Remarks

Pub Rmks: ***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!**

Inclusions: **Alarm system hardware including security cameras, wet bar dishwasher, basement microwave oven & fridge, retractable awning on master bedroom window, backyard gazebo and firepit, wall-mounted speakers in media room (as is), TV bracket in basement rec room.**

Property Listed By: **RE/MAX Real Estate (Central)**

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









