

\$1,200,000 - 108 Varsity Estates Place Nw, Calgary

MLS® #A2231166

\$1,200,000

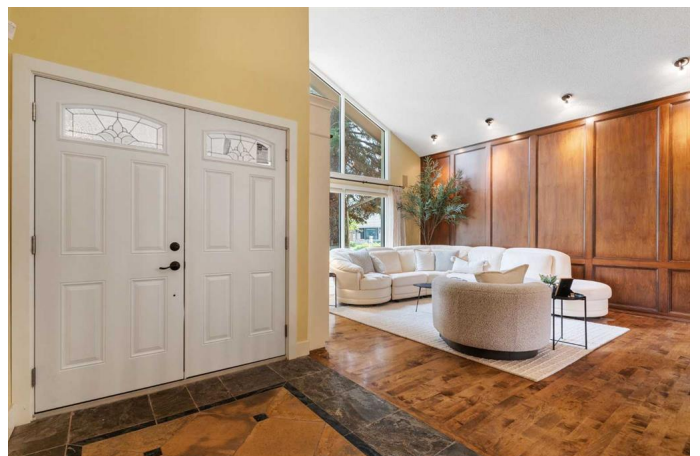
4 Bedroom, 4.00 Bathroom, 2,241 sqft

Residential on 0.17 Acres

Varsity, Calgary, Alberta

Hello, Gorgeous! Welcome to 108 Varsity Estates Place NW – a beautifully maintained 4-bedroom, 3.5-bathroom estate home offering over 3,300 sq ft of living space on a professionally landscaped lot with golf course views in the prestigious community of Varsity Estates.

The main floor greets you with slate tile flooring, soaring ceilings, and an open-to-below design that fills the home with natural light. The vaulted great room features rich millwork, built-ins, and a stunning free-standing gas fireplace, which elegantly separates it from the large dining area. A second sitting room with another fireplace and built-ins provides a cozy retreat, while the European-inspired kitchen offers flat-panel cabinetry, solid countertops, SubZero refrigerator, cooktop, built-in oven & microwave, and integrated garbage compactor. Upstairs, the spacious primary suite features a fireplace, wall-to-wall closets, access to a private balcony, and a renovated spa-like ensuite with dual sinks, jetted tub, steam shower, and heated floors. Two generously sized secondary bedrooms with dual closets and a full bath complete the upper level. The fully finished basement includes a wet bar, large rec room with built-in art niches, a 4th bedroom with ensuite, and an oversized utility/storage space with potential for further development. Additional highlights include main floor laundry with outdoor access, oversized double garage, A/C, a newer



driveway, and impressive curb appeal. Enjoy outdoor living on the partially covered deck surrounded by mature trees and lush landscaping. This home is being sold as-is and is in one of Calgary's most established neighbourhoods.

Built in 1975

Essential Information

MLS® #	A2231166
Price	\$1,200,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,241
Acres	0.17
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	108 Varsity Estates Place Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 3B6

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Driveway, Garage Faces Front, Oversized
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Double Vanity, High Ceilings, Kitchen
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	Island, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Wet Bar, Jetted Tub
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer, Window Coverings, Garburator, Trash Compactor
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Family Room, Free Standing, Living Room, Mantle, Master Bedroom, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Landscaped, Pie Shaped Lot, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2025
Days on Market	53
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Benchmark
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