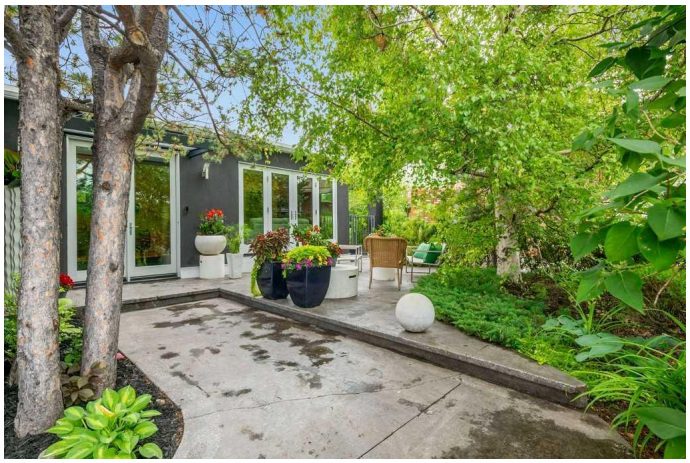
$1,495,000 - 112 Varsity Green Bay Nw, Calgary

MLS® #A2249686

$1,495,000
4 Bedroom, 5.00 Bathroom, 1,419 sqft
Residential on 0.23 Acres



Varsity, Calgary, Alberta

Nestled on a quiet cul-de-sac in sought-after and prestigious Varsity Estates, this exceptional 4-bedroom, 4.5-bathroom estate home with over 2555 square feet of developed living area, sits perfectly on an expansive, irrigated, and private park-like lot. Surrounded by mature fruit-bearing trees, professionally landscaped and irrigated gardens and offering ultimate privacy, this four-level split home delivers sophisticated living in one of the area's most desirable locations. Four separate patios extend your living space outdoors and invite you to relax or host in style while taking in lush garden views.
From the moment you step inside, you'll be captivated by vaulted ceilings, designer finishes, and a sense of refined comfort throughout. The heart of the home is a bright and spacious gourmet kitchen featuring top-of-the-line appliances, custom cabinetry, marble countertops and an elegant design thatâ€™s perfect for entertaining or everyday living.
The living room offers warmth and character with a unique twist â€“ a secret loft playroom that adds charm and a touch of whimsy. Each level of this thoughtfully designed home brings privacy, functionality, and style.
On the lower level the primary bedroom suite is a true retreat, featuring a spa-like ensuite with a soaking tub, walk-in shower, and direct access to a private patio oasis- perfect for morning coffee or a peaceful evening wind-down. There are two additional bedrooms

on this level- each with itâ€™s own ensuite washroom.
Additional highlights include a oversized garage with epoxy floor, pressure washer and a convenient EV charging outlet. Recent upgrades include tankless hot water system, new furnace, EcoBee security and smart home system, new washer and dryer.
Close to great shopping, services, schools and parks. Easy access to LRT and major roadways. Donâ€™t miss the opportunity to own this rare gem in a highly sought-after location â€“ a perfect blend of luxury, innovation, and modern design.

Built in 1973

Essential Information

MLS® #	A2249686
Price	$1,495,000
Bedrooms	4
Bathrooms	5.00
Full Baths	5
Square Footage	1,419
Acres	0.23
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	112 Varsity Green Bay Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 3A7

Amenities

Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Side By Side, In Garage Electric Vehicle Charging Station(s)
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, No Smoking Home, Master Downstairs, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Microwave, Refrigerator, Tankless Water Heater, Washer, Window Coverings, Oven-Built-In, Humidifier, Induction Cooktop, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Master Bedroom, Stone, Marble
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Lighting, Private Yard, Storage, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Street Lighting, Treed, Underground Sprinklers, Yard Lights, Wedge Shaped Lot
Roof	Flat Torch Membrane
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2025
Days on Market	28
Zoning	R-CG

Listing Details

Listing Office	Sotheby's International Realty Canada

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