

\$1,288,000 - 10, 2200 Varsity Estates Drive Nw, Calgary

MLS® #A2109642

\$1,288,000

3 Bedroom, 5.00 Bathroom, 4,078 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

MAKE YOUR DREAMS A REALITY! This expansive ONE-OF-A-KIND Townhome boasting an impressive ABOVE-GRADE 4,000 sq.ft of fabulous living space is a residence that demands appreciation. Nestled in the serene surroundings of Varsity Estes Ridge, it enjoys a tranquil, park-like setting. The architectural brilliance, envisioned by well renowned Architect Gordon Atkins is immediately apparent upon entry, showcasing meticulous design and attention to detail throughout. RENOVATED to an exceptionally high standard, the property stands out among its peers with unique features on every level. Rare opportunity to own one of only 16 Executive Townhomes in this secluded enclave! The contemporary open floor plan creates a seamless flow accentuated by large principal rooms adorned with soaring vaulted ceilings, skylights, and expansive windows that flood the interior with natural light. The warm wood ceilings provide a striking contrast, adding a touch of timeless elegance to the modern aesthetics. An outstanding focal point is the magnificent two-storey Marble Fireplace gracing the sunken Living Room that opens to a spacious Dining area and Gourmet Kitchen. The Kitchen boasts a massive Island, beautiful cabinetry, quartz countertops and a vast walk-in Pantry. A luxurious Primary Bedroom Suite awaits on the upper level complete with ensuite and walk-in closet. A lovely sitting area with expansive windows and a private outdoor deck enhance the retreat-like ambiance.



Ascending to the second level reveals a Family/TV room along with two generously sized Bedrooms and a well-appointed 3 Piece Bathroom. Practicality meets style with a convenient Laundry Room and spacious storage area. The Lower walk-out level is an Entertainers Delight featuring a fully equipped media/TV/Games Room with a custom-built bar including an oven, microwave, dishwasher and bar fridge. Outdoors the landscaped surroundings offer a sense of privacy creating a perfect setting for relaxation and socializing. Air Conditioning and built-in features throughout further elevate its allure. Conveniently located near the University of Calgary, the Childrens Hospital, Market Mall, excellent schools, playgrounds, restaurants and major roads for easy access to downtown and the mountains, this home combines luxury with practicality. If you aspire to reside in a one-of-a-kind property seize the opportunity to book a viewing with your Realtor. ITS NOT JUST A RESIDENCE; ITS A LIFESTYLE THAT PROMISES NOT TO DISAPPOINT.

Built in 1977

Essential Information

MLS® #	A2109642
Price	\$1,288,000
Sold Price	\$1,250,000
Bedrooms	3
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	4,078
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Storey

Status Sold

Community Information

Address 10, 2200 Varsity Estates Drive Nw
Subdivision Varsity
City Calgary
County Calgary
Province Alberta
Postal Code T3B 4Z8

Amenities

Amenities Visitor Parking, Park
Parking Spaces 2
Parking Double Garage Attached, Front Drive

Interior

Interior Features Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating High Efficiency, Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Gas, Marble
Has Basement Yes
Basement Finished, Full, Walk-Out

Exterior

Exterior Features BBQ gas line, Garden, Lighting, Private Yard, Balcony
Lot Description Landscaped, Private, See Remarks
Roof Asphalt
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed February 28th, 2024

Date Sold	June 24th, 2024
Days on Market	117
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office MaxWell Capital Realty

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