

\$2,500,000 - 4544 Varsity Green Nw, Calgary

MLS® #A2109721

\$2,500,000

4 Bedroom, 4.00 Bathroom, 2,241 sqft

Residential on 0.22 Acres

Varsity, Calgary, Alberta

Not-to-miss opportunity here in this custom home in perhaps the finest location in Varsity Estates! Perched on the ridge overlooking the Silver Springs golf course on this 0.22 acre pie lot, with incredible & private unobstructed Western views of Bowmont Park & the mountains. Total of 4 bedrooms & 3.5 baths in this 1 & 1/2 storey home, with extensive hardwood floors & quartz countertops, eat-in kitchen with stainless steel appliances & private West backyard with deck. Wonderful custom floorplan featuring open concept living/dining room with built-ins & decorative stepped ceilings, sunken family room with wood-burning stone fireplace, dining nook with built-in counters & kitchen with quartz counters & GE/Whirlpool appliances including gas stove/convection oven. The main floor owners' retreat has 2 closets & ensuite with quartz counters & oversized glass walk-in shower. Upstairs there are 2 bedrooms & full bath, with a shared balcony looking out into the backyard. The lower level is partially finished with a huge rec room, 4th bedroom with walk-in closet & ensuite, tons of storage space & an unfinished area which would make a great office or home gym. Main floor laundry with GE/Maytag washer & dryer.

Improvements in the last 10 years include the roof (@ 2021) & both furnaces (2016). Walking distance to the Bowmont Park & off-leash area with the winding Bow River Pathway system overlooking the river. Only minutes walk to bus stops & the schools on Varsity Drive (FE



Osborne, Marion Carson & St Vincent dePaul),
& easy access to the University of Calgary,
shopping galore at Market Mall, Foothills
Medical Centre & downtown.

Built in 1972

Essential Information

MLS® #	A2109721
Price	\$2,500,000
Sold Price	\$2,100,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,241
Acres	0.22
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	4544 Varsity Green Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 3A6

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Garage Faces Front

Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garburator, Gas Stove, Range Hood, Refrigerator,

	Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Starter, Stone, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, No Neighbours Behind, Landscaped, On Golf Course, Pie Shaped Lot, Private, Treed, Views
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 27th, 2024
Date Sold	March 19th, 2024
Days on Market	21
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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