

\$1,649,900 - 164 Varsity Crescent Nw, Calgary

MLS® #A2126904

\$1,649,900

3 Bedroom, 4.00 Bathroom, 2,180 sqft

Residential on 0.23 Acres

Varsity, Calgary, Alberta

Welcome to one of the largest, well cared for bungalows in Varsity Estates! This superbly located home is steps to Bowmont Park and a short walk to the river and went through a complete renovation in 2011. This includes spray foam insulation throughout, triple pane windows, and many other high efficiency upgrades (renovation summary in attachments). The original attached garage was converted into livable space to grow the main level to over 2,150 sq ft. A spacious main floor boasts hardwood/tile floors throughout. The front den could be a 2nd bedroom. Large living room includes a gas fireplace (tiled/mantle) & views south of Bowmont Park with views of the yard (77ft wide lot). A grand island with granite counter tops anchors the open kitchen and highlights the maple cabinets, and SS appliances. A back entryway leads to the yard with concrete patio and Gazebo sitting area. The large primary bedroom (formerly attached garage) will accommodate many large pieces of furniture. The 5 piece ensuite has dual sinks, consistent cabinetry and granite counter tops plus a large walk in closet; suitable for many adults. The basement has 4 egress windows providing ample light to the lower level. Enjoy a spacious recreation area for movies or games and fitness or whatever suits your fancy. The 2 very large bedrooms are great for teenagers and each have their own 4 piece bathrooms. South facing backyard includes a large concrete patio with BBQ area + a



Gazebo with sitting area on the west side (very private). Professionally landscaped backyard with beautiful gardens. A detached triple garage (36ft x 22ft) is heated with built in cabinetry; a buyers dream. Backyard has expansive views of Bowmont Park which has pathways and ravines only steps away; also superb to walk dogs. Property is within walking distance of Market mall and many schools in the area. Great to raise a family in!

Built in 1972

Essential Information

MLS® #	A2126904
Price	\$1,649,900
Sold Price	\$1,650,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,180
Acres	0.23
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	164 Varsity Crescent Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2Z4

Amenities

Parking Spaces	6
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Parking	Driveway, Heated Garage, Insulated, Oversized, Triple Garage Detached
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Interior

Interior Features	Central Vacuum, Crown Molding, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Induction Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, See Remarks, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Corner Lot, Gazebo, Landscaped, Underground Sprinklers, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 30th, 2024
Date Sold	May 2nd, 2024
Days on Market	2
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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