

\$1,099,900 - 232 Varsity Crescent Nw, Calgary

MLS® #A2142206

\$1,099,900

5 Bedroom, 4.00 Bathroom, 2,083 sqft

Residential on 0.22 Acres

Varsity, Calgary, Alberta

The perfect home for your family in this beautifully upgraded two storey nestled on this quiet crescent in one of the most exclusive areas of Varsity Estates. This wonderful 5 bedroom home offers walnut floors, maple woodwork & doors, 2 fireplaces & extensive improvements including roof, tankless water system, windows & wiring. Wonderful family-oriented floorplan featuring inviting living room with West-facing bow window, which is open to the formal dining room making entertaining a breeze. The gorgeous maple kitchen has custom cabinetry with soft-close drawers & doors, granite countertops & backsplash, imported "Lazy Susan" & upgraded appliances including Miele dishwasher, built-in convection oven & cooktop stove. The sun-drenched family room has a wood-burning fireplace accented by built-in cabinets, & from the dining nook are garden doors leading out onto the backyard deck. Upstairs there are 4 lovely bedrooms & 2 full baths; the private owners' retreat enjoys a built-in wardrobe & the ensuite - renovated in 2020-2021, has an oversized walk-in shower & quartz-topped vanity. The renovated family bath has quartz counters & floor-to-ceiling tile surround, separate soaker tub & shower. The lower level - with cork floors, is finished with a 5th bedroom with loads of storage, full bath with walk-in shower & smashing rec room area with wall-to-wall cabinets, granite-topped wet bar, built-in desk & remote-controlled fireplace with granite-surround. Main floor also has a



fantastic laundry/mudroom complete with built-in cabinets, sink & Electrolux washer/Kenmore dryer. Both the roof (Meerkat Roofing) & the Nortiz on-demand tankless water system were done in 2018. Additional features & extras: Hunter Douglas blinds & built-in ceiling speakers, irrigation system, closet organizers, low-flow/dual-flush toilets, 2 furnaces, heat recovery ventilation & Control4 automation/networking system. Walking distance to the Bowmont Park & off-leash area with the winding Bow River Pathway system overlooking the river, & only minutes to top-rated schools & University of Calgary, shopping at Market Mall, Foothills Medical Centre & downtown.

Built in 1972

Essential Information

MLS® #	A2142206
Price	\$1,099,900
Sold Price	\$1,099,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,083
Acres	0.22
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	232 Varsity Crescent Nw
Subdivision	Varsity
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3B 2Z6

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Garage Faces Front, Oversized

Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Granite Counters, Low Flow Plumbing Fixtures, Quartz Counters, Soaking Tub, Storage, Tankless Hot Water, Wet Bar
Appliances	Convection Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas, Tile, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Underground Sprinklers, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2024
Date Sold	September 13th, 2024
Days on Market	86
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.