

\$650,000 - 44, 1901 Varsity Estates Drive Nw, Calgary

MLS® #A2144659

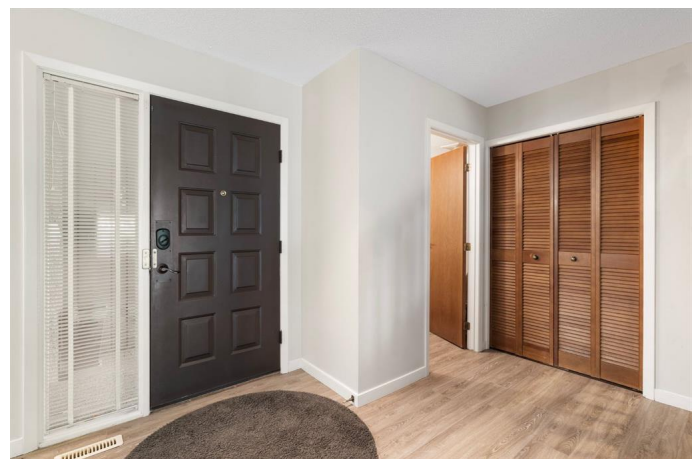
\$650,000

3 Bedroom, 4.00 Bathroom, 2,198 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

OPEN HOUSE SATURDAY JUNE 29 FROM 1-3PM!!! EXTREMELY RARE OPPORTUNITY! Not often do units come available in this complex and this one is ready for you to make your own. With over 2600 sq/ft of developed living space, this unit is conveniently located just steps from the tennis courts, social room, gym, indoor pool with a hot tub while backing onto walking paths and green space! Across the road from Silver Springs Golf Course, this unit features a heated attached two car garage (23'5" x 21'2"), 2 primary bedrooms with 4 piece en suites, an additional bedroom in the basement with a 3 piece en suite, and an open flowing main floor with a WEST facing backyard backing onto green space. Upon entering the home you'll be welcomed with a generous foyer, a closet, the main floor half bath and a view of the grand stairs. The main floor has a large living space with a wood burning fireplace, a dining room with access to the deck and west facing backyard, a kitchen with newer appliances and an eat in breakfast nook. The main floor is complete with laundry, direct access to your heated/insulated two car garage and additional closet space. Heading upstairs you'll be wow'd with the enormous primary bedroom with it's own sitting area, wood burning fireplace all while having plenty of room for a king bed. This room is complete with his and hers closets with a 4 piece en suite. The second primary bedroom is fit for a king bed, has a 4 piece en suite and closet space. The



basement holds a second living/rec space, an office/den/bedroom (no egress window) with a 3 piece bathroom, a workshop and the utility room. This home is Located in the desirable community of Varsity and allows you to put your own taste on this welcoming floorpan. Insulation and windows upstairs were done 4 years ago, newer appliances (excluding the cooktop), laminate flooring 2023, newer furnace.

Built in 1977

Essential Information

MLS® #	A2144659
Price	\$650,000
Sold Price	\$675,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,198
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	44, 1901 Varsity Estates Drive Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B4T7

Amenities

Amenities	Clubhouse, Fitness Center, Indoor Pool, Party Room, Pool, Recreation Facilities, Spa/Hot Tub, Visitor Parking
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Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated

Interior

Interior Features	Crown Molding, Double Vanity, High Ceilings, Laminate Counters, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Range, Microwave, Oven, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Garden, Private Yard, Tennis Court(s)
Lot Description	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Fruit Trees/Shrub(s), Garden, Low Maintenance Landscape, Landscaped, Level, Private, Rectangular Lot, Treed
Roof	Asphalt
Construction	Cedar, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 25th, 2024
Date Sold	July 2nd, 2024
Days on Market	5
Zoning	M-CG d19
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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