

# \$1,285,000 - 108 Varsity Estates Place Nw, Calgary

MLS® #A2231166

**\$1,285,000**

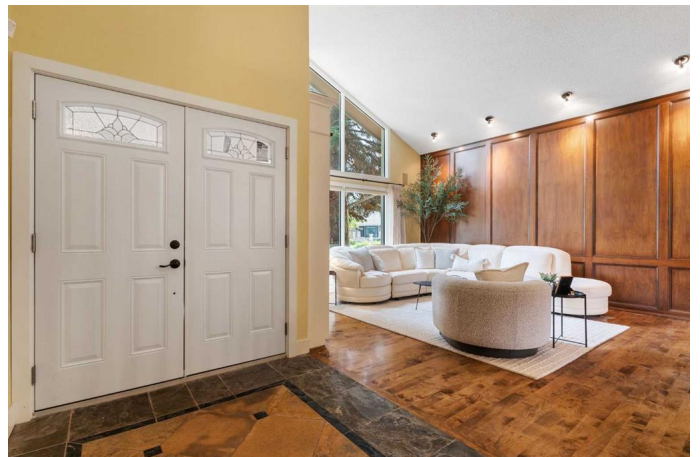
4 Bedroom, 4.00 Bathroom, 2,241 sqft

Residential on 0.17 Acres

Varsity, Calgary, Alberta

Hello, Gorgeous! Welcome to 108 Varsity Estates Place NW â€” a beautifully maintained 4-bedroom, 3.5-bathroom estate home offering over 3,300 sq ft of living space on a professionally landscaped lot with golf course views in the prestigious community of Varsity Estates.

The main floor greets you with slate tile flooring, soaring ceilings, and an open-to-below design that fills the home with natural light. The vaulted great room features rich millwork, built-ins, and a stunning free-standing gas fireplace, which elegantly separates it from the large dining area. A second sitting room with another fireplace and built-ins provides a cozy retreat, while the European-inspired kitchen offers flat-panel cabinetry, solid countertops, SubZero refrigerator, cooktop, built-in oven & microwave, and integrated garbage compactor. Upstairs, the spacious primary suite features a fireplace, wall-to-wall closets, access to a private balcony, and a renovated spa-like ensuite with dual sinks, jetted tub, steam shower, and heated floors. Two generously sized secondary bedrooms with dual closets and a full bath complete the upper level. The fully finished basement includes a wet bar, large rec room with built-in art niches, a 4th bedroom with ensuite, and an oversized utility/storage space with potential for further development. Additional highlights include main floor laundry with outdoor access, oversized double garage, A/C, a newer



driveway, and impressive curb appeal. Enjoy outdoor living on the partially covered deck surrounded by mature trees and lush landscaping. This home is being sold as-is and reflects true pride of ownership in one of Calgary's most established neighbourhoods.

Built in 1975

**Essential Information**

MLS® #	A2231166
Price	\$1,285,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,241
Acres	0.17
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	108 Varsity Estates Place Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 3B6

**Amenities**

Parking Spaces	2
Parking	Double Garage Attached, Driveway, Garage Faces Front, Oversized
# of Garages	2

**Interior**

Interior Features	Bookcases, Built-in Features, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Wet Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garburator, Microwave, Refrigerator, Trash Compactor, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Family Room, Free Standing, Gas, Living Room, Mantle, Master Bedroom, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 13th, 2025
Days on Market	6
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Benchmark
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