

\$1,200,000 - 108 Varsity Estates Place Nw, Calgary

MLS® #A2231166

\$1,200,000

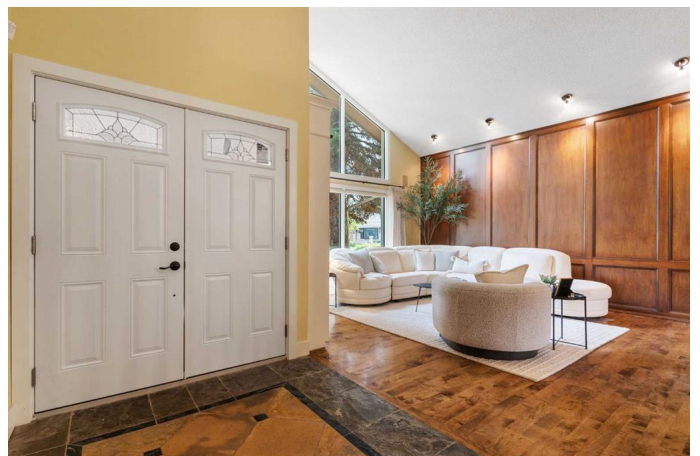
4 Bedroom, 4.00 Bathroom, 2,241 sqft

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 is in one of Calgary's most established neighbourhoods.

Built in 1975

Essential Information

MLS® #	A2231166
Price	\$1,200,000
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, Garage Faces Front, Oversized, Driveway
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Double Vanity, High Ceilings, Kitchen
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	Island, Open Floorplan, Storage, Vaulted Ceiling(s), Wet Bar, Jetted Tub, Soaking Tub
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer, Window Coverings, Garburator, Trash Compactor
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Family Room, Gas, Living Room, Mantle, Stone, Wood Burning, Free Standing, Master Bedroom
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	36
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Benchmark
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