

# \$799,000 - 54, 1815 Varsity Estates Drive Nw, Calgary

MLS® #A2207304

**\$799,000**

3 Bedroom, 4.00 Bathroom, 1,830 sqft  
Residential on 0.00 Acres

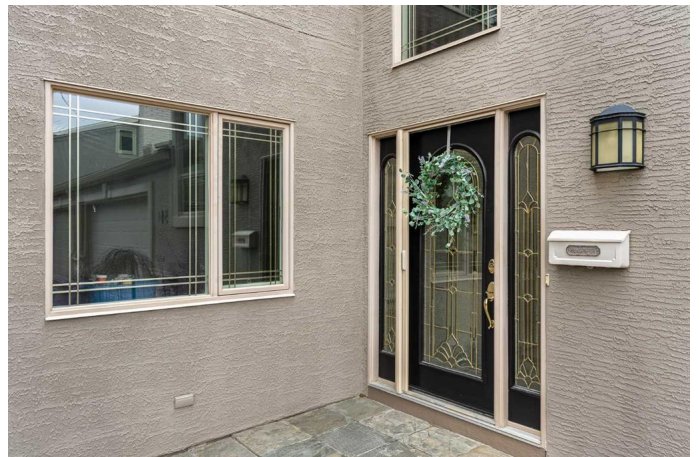
Varsity, Calgary, Alberta

OPEN HOUSE Sat April 5 @ 11 AM - 3 PM ,  
Sun April 6 @ 12-3 PM Welcome to this  
charming townhouse in the sought-after  
Varsity neighborhood of Calgary! This  
well-maintained home featuring 1 bedroom on  
a main floor{ currently family room) , spacious  
2 pc bathroom , that is easily can be converted  
back in to a 3 pc, by adding a shower or a tub .

The main floor features a bright living room  
with a wood fireplace with a gas starter that  
has been inspected and works well, a formal  
dining area, and a fully equipped kitchen,  
perfect for both everyday living and  
entertaining. Upstairs, you'll find two  
generous-sized bedrooms, along with a full  
ensuite bathroom in the primary bedroom. The  
fully finished basement provides additional  
space, including a large game room, an extra  
bedroom, a den, and a 3-piece bathroom.

Step outside to enjoy a private yard and a  
double-attached garage. The complex is  
ideally located just steps away from a golf  
course, providing picturesque views and  
outdoor recreation right at your doorstep. Plus,  
you'll appreciate being close to schools,  
parks, shopping, and other local amenities.

As a resident of this well-managed condo  
complex, you'll also have access to  
fantastic amenities, including an indoor pool,  
hot tub, fitness center, racquet court, pickle



ball court, party room and visitor parking. This home is a perfect blend of comfort, convenience, and location. Don't miss out!

Built in 1974

### Essential Information

MLS® #	A2207304
Price	\$799,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,830
Acres	0.00
Year Built	1974
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	54, 1815 Varsity Estates Drive Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 3Y7

### Amenities

Amenities	Fitness Center, Indoor Pool, Party Room, Racquet Courts, Sauna, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Faces Front
# of Garages	2

### Interior

Interior Features	See Remarks, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer,

	Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Family Room, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	8
Zoning	M-CG

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

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 MLSÂ®, Multiple Listing ServiceÂ® 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.