# \$1,298,000 - 224 Varsity Crescent Nw, Calgary

MLS® #A2215569

## \$1,298,000

4 Bedroom, 3.00 Bathroom, 1,883 sqft Residential on 0.31 Acres

Varsity, Calgary, Alberta

Tucked away on a quiet crescent in the prestigious community of Varsity Estates, this beautifully updated bungalow sits on an expansive, park-like pie-shaped lotâ€"offering over 3,700 sq ft of refined living space designed for comfort, elegance, and effortless entertaining. Surrounded by lush greenery and mature landscaping, this home offers a sense of tranquility that is hard to find. A welcoming slate-tiled foyer leads into a formal dining room framed by elegant French doors, flowing seamlessly into an open-concept kitchen, living, and casual dining area. Rich hardwood floors ground the main level, extending into a sunken living room where a classic wood-burning fireplace adds warmth and charm. The timeless white kitchen is both stylish and functional, featuring abundant cabinetry, stainless steel appliances, a central island, and a bright breakfast nook overlooking the serene backyard. From every angle, the view of the lush backyard evokes a sense of calm and privacy. The main level hosts two spacious bedrooms, including a private primary retreat with a bay window, walk-in closet, and a beautifully appointed ensuite with an oversized walk-in shower. A full guest bathroom and a convenient mudroom complete the level. The fully finished basement expands the living space dramatically with a generous recreation room, a cozy second fireplace, a full wet bar, two additional bedrooms, a laundry room, and a 3-piece bath with a relaxing saunaâ€"ideal for guests or







multigenerational living. Additional features include central air conditioning, a double attached garage, and an exquisite, professionally landscaped backyard with mature trees, a large patio, and a hot tub. Situated on a generous 0.31-acre lot, this property offers a park-like setting with ample space for outdoor living, recreation, and landscaping opportunities. Perfectly located within walking distance to the ridge and Bowmont Park, and just minutes from golf courses, schools, shopping, and public transitâ€"this is a rare opportunity to own a truly exceptional home in one of Calgary's most sought-after neighborhoods.

#### Built in 1974

### **Essential Information**

MLS® # A2215569 Price \$1,298,000

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,883

Acres 0.31

Year Built 1974

Type Residential

Sub-Type Detached Style Bungalow

Status Active

# **Community Information**

Address 224 Varsity Crescent Nw

Subdivision Varsity
City Calgary
County Calgary
Province Alberta
Postal Code T3B 2Z6

## **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

### Interior

Interior Features Central Vacuum, Closet Organizers, French Door, Granite Counters,

Kitchen Island, Open Floorplan, Sauna, Separate Entrance

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage

Control(s), Gas Stove, Microwave, Refrigerator, Washer, Water

Softener, Window Coverings

Heating Fireplace(s), Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Basement, Living Room, Stone, Wood Burning, Brick Facing

Has Basement Yes

Basement Exterior Entry, Finished, Full

#### **Exterior**

Exterior Features Fire Pit, Private Yard, Dog Run

Lot Description Irregular Lot, Landscaped

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 1st, 2025

Days on Market 2

Zoning R-CG

# **Listing Details**

Listing Office Royal LePage Benchmark

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