

# \$749,000 - 54, 1815 Varsity Estates Drive Nw, Calgary

MLS® #A2229033

**\$749,000**

3 Bedroom, 4.00 Bathroom, 1,830 sqft

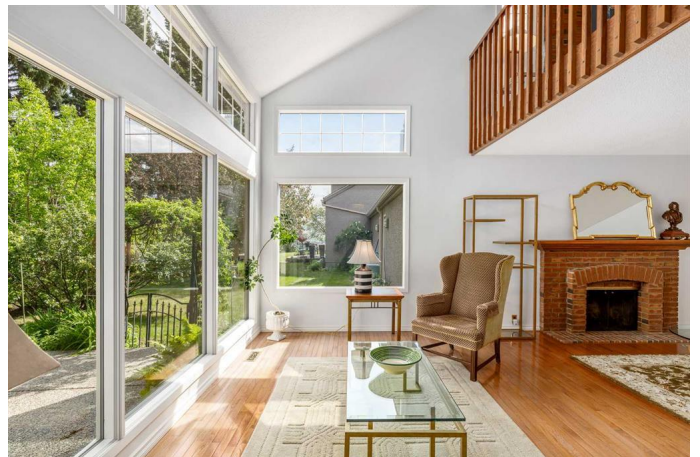
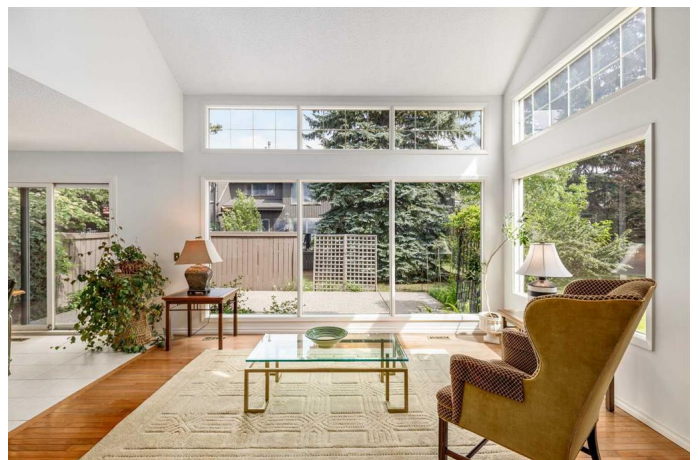
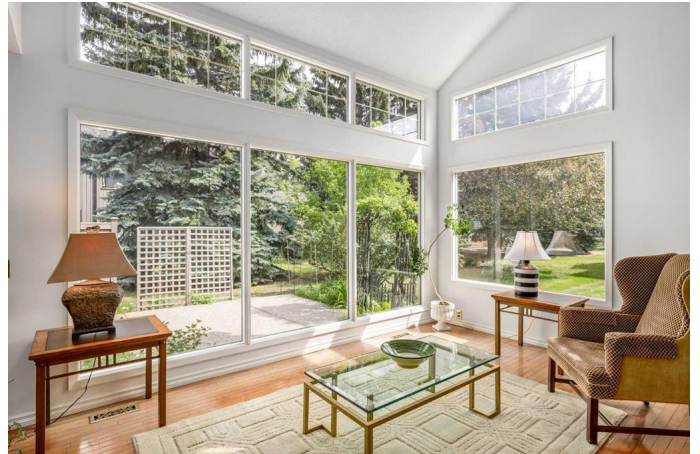
Residential on 0.00 Acres

Varsity, Calgary, Alberta

**PRICED TO SELL !!!**Open House June 21 and 22 @ 11:00 - 2:00 pm ....Freshly Painted!

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, youâ€™ll appreciate being close to schools, parks, shopping, and other local amenities. As a resident of this well-managed condo complex, youâ€™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. Donâ€™t miss out!



Built in 1974

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2229033      |
| Price          | \$749,000     |
| 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      | Clubhouse, Fitness Center, Park, Party Room, Snow Removal, Visitor Parking, Golf Course, Indoor Pool, Racquet Courts, Recreation Facilities, Spa/Hot Tub |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Driveway   |
| # of Garages   | 2  |
| Has Pool       | Yes  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Central Vacuum, No Smoking Home, Skylight(s), Vinyl Windows   |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Fireplace(s), Natural Gas, Floor Furnace  |

|                 |                          |
|-----------------|--------------------------|
| Cooling         | Other                    |
| Fireplace       | Yes                      |
| # of Fireplaces | 2                        |
| Fireplaces      | Gas, Wood Burning, Mixed |
| Has Basement    | Yes                      |
| Basement        | Finished, See Remarks    |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Private Yard, Tennis Court(s) |
| Lot Description   | Back Yard                     |
| Roof              | Asphalt Shingle               |
| Construction      | Stucco, Wood Frame            |
| Foundation        | Poured Concrete               |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 7th, 2025 |
| Days on Market | 13             |
| Zoning         | M-CG d19       |

## 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.