

\$1,950,000 - 655 Varsity Estates Crescent Nw, Calgary

MLS® #A2194634

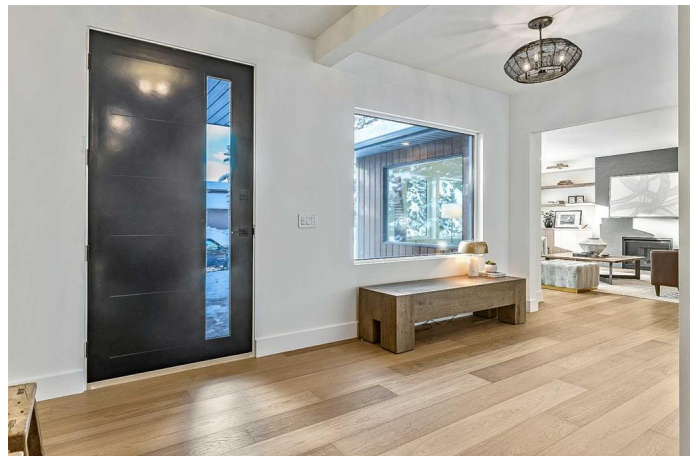
\$1,950,000

4 Bedroom, 3.00 Bathroom, 2,326 sqft

Residential on 0.20 Acres

Varsity, Calgary, Alberta

Open House: Sat, May 3 at 2-4 pm |
MOVE-IN READY LUXURY IN VARSITY
ESTATES | Discover the artful fusion of
style, comfort, and functionality in this
exceptional 4-bedroom, 2.5-bathroom, fully
renovated home. With over 4,000 square feet
of meticulously designed living space on a
private corner lot, this property offers move-in
ready, low maintenance living in the
sought-after community of Varsity Estates,
known for it's exclusive feel and Golf Course
community. The heart of the home is the truly
special, open plan layout that exuding a warm
elegance, enhanced by the abundant south
facing windows and bespoke finishes. The
sunken living area showcases the meticulous
attention to detail with the case-less
windows/doors, the beautifully designed
fireplace, custom storage and gorgeous wide
oak plank floors. Roughed-in CAT6 wiring
facilitates future 'Smart Home' capabilities and
seamless entertainment options, alongside
rough-ins for power blind, security keypads
and security cameras. Abundant custom
cabinetry throughout maintains a beautiful and
clutter-free living space. The gourmet kitchen
features a stunning central island, luxurious
quartz countertops, ample storage with many
thoughtful storage details including the
butler's pantry, adding to the functionality
and providing connection from the dedicated
mudroom entry. The central dining room can
expand to host gatherings of all sizes and the
custom hutch with beer/wine fridges ensures



youâ€™re always ready to host in style. The primary bedroom is a serene retreat, offering tall windows, WIC and stylish ensuite with heated floors and towel rack. There is a 2nd bedroom, large laundry room and powder room also found on the main floor. The fully renovated lower level is both functional and inviting for your older kids or guests. Highlights include a recreation space with wet bar and rough-ins for a deluxe (7.2 surround sound) home theatre and seamless connectivity, two bright bedrooms, a 4pc bathroom, and large storage room. The timeless exterior showcases maintenance-free Hardie Board with a warm cedar accent, creating a contemporary yet inviting aesthetic. The brand new O/S 2.5 garage boasts an EV charging outlet, data conduit, 30 amp power and an extra thick 5" garage floor with added rebar and perimeter insulation to prevent future cracking. Enjoy summers on the tiered, private back deck, and marvel at how easy it will be to "lock and go" on your future travels. Located in the sought-after Varsity Estates, this property offers easy access to beautiful walking paths, off-leash areas, Market Mall, the U of C, Foothills Hospital, the LRT and of course, the renowned Silver Springs Golf Course, offering a true sense of community and belonging in this special community. Donâ€™t miss this rare opportunityâ€”call today to schedule a private tour.

Built in 1975

Essential Information

MLS® #	A2194634
Price	\$1,950,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	2,326
Acres	0.20
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	655 Varsity Estates Crescent Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 3C6

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Wine Refrigerator, Built-In Oven
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Corner Lot
Roof	Asphalt Shingle

Construction	Composite Siding, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	February 14th, 2025
Days on Market	76
Zoning	R-CG

Listing Details

Listing Office	Charles
----------------	---------

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.