



GRASSROOTS
REALTY GROUP

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10 Varsity Estates Park NW
Calgary, Alberta

MLS # A2341078



\$768,000

Division:	Varsity		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,784 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Lawn, Low		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Linoleum, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Composite Siding, Wood Frame

Foundation: Poured Concrete

Features: Central Vacuum, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Stone Counters, Storage, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: \$ 677

LLD: -

Zoning: M-CG d30

Utilities: -

Inclusions: Drapes, Rods, Blinds

A Refined Varsity Estates Residence with no age restriction & Flexible Possession Day—Where Light, Privacy & Lifestyle Come Together Welcome to an exceptional end-unit townhome in **Varsity Estates Park**, where sophisticated comfort meets an enviable Calgary lifestyle. Offering 1,784 square feet of beautifully appointed living space, this bright and open three-bedroom, three-and-a-half-bath residence is distinguished by its vaulted ceilings, abundance of windows, and tranquil green-space setting. From the moment you enter, the home feels wonderfully light and expansive. The main level is thoughtfully designed for effortless living, featuring a **main-floor primary retreat** complete with a generous walk-in closet and luxurious **four-piece newer ensuite**. The convenience continues with a main-floor laundry room, updated powder room, and direct access to the **double attached garage**, complemented by a two-car driveway. At the heart of the home is a **brand-new white galley kitchen**, beautifully finished with an open breakfast bar and an inviting eating nook framed by oversized picture windows. The adjoining living area showcases a gas fireplace and patio doors opening to your **private, heavily treed east-facing green space**—a serene backdrop for morning coffee, outdoor entertaining, or simply enjoying the beauty of every season. And there is even more to enjoy outdoors. A welcoming **front courtyard** and private rear patio allow you to take advantage of both east and west sunshine throughout the day. Upstairs, a versatile loft provides the perfect space for a home office, fitness studio, reading retreat, or additional living area, along with a full bathroom and guest bedroom. The fully developed lower level offers exceptional flexibility with a spacious recreation room, a third bedroom featuring large windows, a

three-piece bathroom, and an abundance of storage. Upgrades throughout add to the home's move-in-ready appeal, while the end-unit position provides additional windows, natural light, and a sense of privacy that is truly special. And then there is the location. Enjoy the convenience of being ****within walking distance of the CTrain, Market Mall, and Dalhousie****, while remaining close to the University of Calgary, Foothills Medical Centre, and Alberta Children's Hospital. For those seeking a sophisticated yet comfortable home in one of Calgary's most established and connected communities, this is a rare opportunity to enjoy ****space, serenity, and an exceptional west-side lifestyle****. ****Welcome home to Varsity Estates Park.****