



GRASSROOTS
REALTY GROUP

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16 Varsity Estates Gardens NW Calgary, Alberta

MLS # A2343427



\$699,000

Division:	Varsity		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,060 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Many Trees, Private, Rectangular Lot,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 375
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: patio heater as is, umbrella, vacuflow system as is, no remotes for garage door opener

Welcome to Varsity Estates Gardens, a desirable development in the heart of Varsity offering the rare combination of detached two-storey condo living, a private outdoor space and an attached double garage. With over 2,059 sq. ft. of living space across the main and upper levels, this thoughtfully designed home offers plenty of room for comfortable everyday living, entertaining and future growth. The main floor features a bright kitchen with stainless steel appliances, including a refrigerator with water dispenser, electric stove, dishwasher and microwave. A convenient peek-through window connects the kitchen to the living room, where large windows fill the space with natural light and a gas fireplace creates a warm and inviting focal point. French doors open directly onto the south-facing deck, extending the living space outdoors. Mature trees provide privacy, while the generous patio features a gas hookup and adjoining lawn space—an ideal setting for summer entertaining or relaxing in the sunshine in the autumn. Upstairs, the spacious layout includes three bedrooms, two full bathrooms, a dedicated den/office and convenient laundry. The huge primary bedroom is a peaceful retreat with vaulted ceilings and a four-piece ensuite. The additional bedrooms are generously sized, while the upper-floor den is enclosed by French doors, creating a quiet and private workspace or flex area. Hardwood flooring, ceramic tile and carpet are thoughtfully used throughout the home, while central air conditioning provides year-round comfort. The large unfinished basement offers excellent potential for additional living space, storage, a home gym or recreation area, allowing the next owner to customize it to suit their needs. One of the standout features of this property is the detached two-storey design, providing the privacy and feel of a single-family home while offering the conveniences of

condominium living. The attached double garage provides secure parking and additional storage. Included in condo fees is grass cutting of the front and back yards as well as driveway snow removal. Located in Varsity, one of Calgary's established and highly sought-after northwest communities, this home offers exceptional access to schools, shopping, recreation, parks, restaurants, the LRT and major amenities. With its spacious layout, south-facing outdoor living, double garage and excellent location, this is a wonderful opportunity to enjoy the best of Varsity living.