

# \$1,970,000 - 46 Varsity Estates Close Nw, Calgary

MLS® #A2208705

**\$1,970,000**

4 Bedroom, 5.00 Bathroom, 2,307 sqft  
Residential on 0.21 Acres

Varsity, Calgary, Alberta

**OPEN HOUSE APRIL 26 & 27: 1-4pm!!**

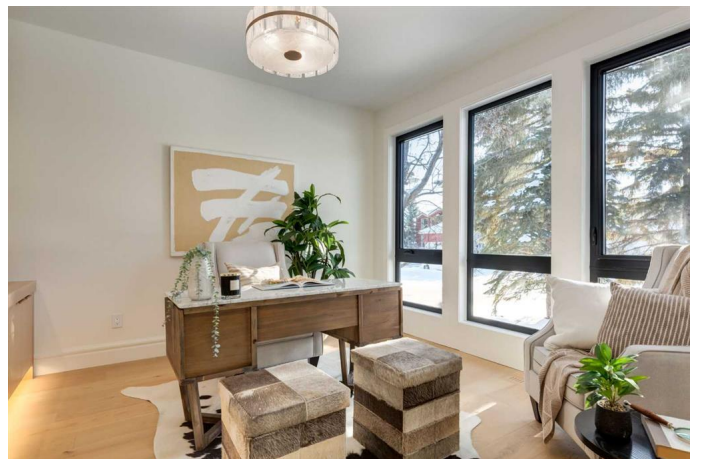
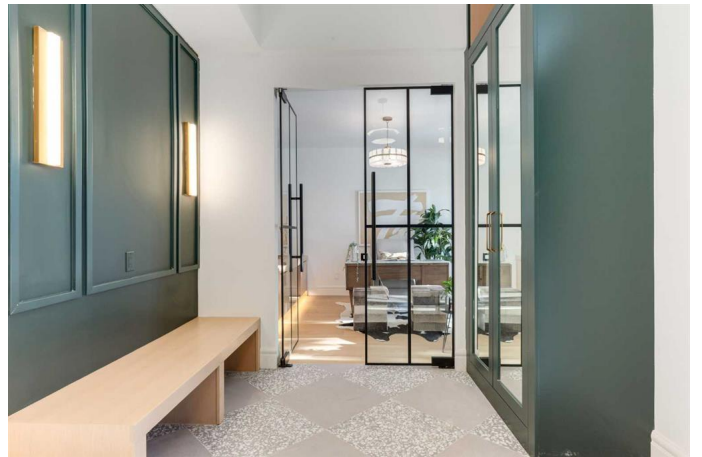
Welcome to Varsity Estates! This home has been meticulously and extensively renovated by Platinum Builders and features stunning design elements by Maxime Chin Interiors. A seamless blend of modern sophistication and timeless elegance!

Nestled in a peaceful cul-de-sac, this bungalow boasts nearly 4,000 sq/ft of living space.

Upon entering the foyer, you'll be greeted by custom-built ins and a convenient mudroom off the garage, perfect for organizing your essentials. A main-floor office, located just off the front entrance, provides an ideal work-from-home setup with glass doors allowing natural light to pour in while maintaining privacy.

The main floor offers an expansive open-concept design, seamlessly connecting the dining and bar area, living room, and custom-designed chef's kitchen. The kitchen is a true centerpiece, featuring striking Vicostone Quartz honed countertops, providing a spacious and durable prep area with additional seating—ideal for entertaining. The rift-cut white oak cabinetry, paired with timeless hunter green millwork accents, creates the perfect balance of modern elegance and classic design. A key feature of the kitchen is the concealed paneled doorway leading to the pantry, offering both style and convenience when hosting.

Finishing off the main floor is a half bath,



laundry room, and two bedrooms, each with its own ensuite bathroom and walk-in closet. The primary bathroom is a luxurious retreat, featuring double vanities, a soaker tub, and a steam shower. The primary bedroom is a serene oasis, with sliding glass doors that open directly onto the deck, providing the perfect spot to enjoy your morning coffee. The lower level offers versatile living space with two additional bedrooms and two bathrooms, including one bedroom with its own private ensuite bath. A standout feature of this level is the custom wet bar area, complete with a beautifully designed wine cellar. The theatre room is an ideal setting for movie nights, while the adjacent spacious family room provides a relaxing space for unwinding or hosting guests. Rounding out the basement is a dedicated home gym, offering a convenient space for fitness and wellness. Varsity is known as one of the best NW communities, previously voted #1 in Avenue Magazine. It is ideally located close to schools, the University District, Market Mall, hospitals, and is surrounded by the picturesque Silver Springs Golf Course.

Built in 1987

### **Essential Information**

MLS® #	A2208705
Price	\$1,970,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,307
Acres	0.21
Year Built	1987
Type	Residential
Sub-Type	Detached

Style Bungalow  
Status Active

### Community Information

Address 46 Varsity Estates Close Nw  
Subdivision Varsity  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3B 5J2

### Amenities

Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Bookcases, Chandelier, Master Downstairs, Natural Woodwork  
Appliances Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Bar Fridge  
Heating Central, Forced Air, Natural Gas  
Cooling Rough-In  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Balcony, Private Yard  
Lot Description Cul-De-Sac, Landscaped, No Neighbours Behind, Treed  
Roof Asphalt Shingle  
Construction Brick, Mixed, Stucco, Wood Frame  
Foundation Wood

### Additional Information

Date Listed	April 4th, 2025
Days on Market	27
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
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