

# **\$839,900 - 6, 1901 Varsity Estates Drive Nw, Calgary**

MLS® #A2221224

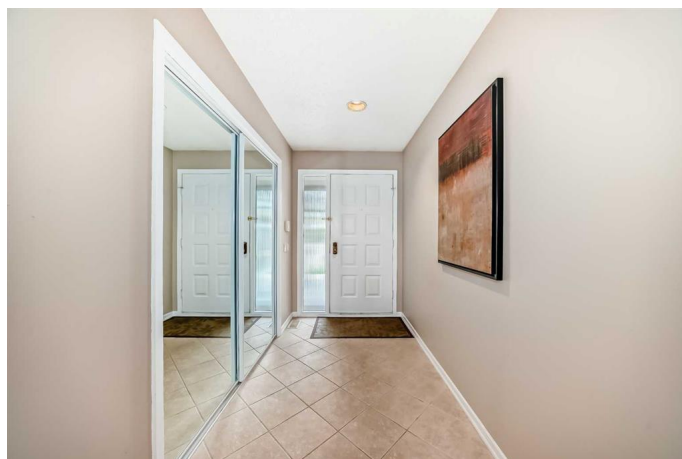
**\$839,900**

3 Bedroom, 3.00 Bathroom, 2,125 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Welcome to a spacious 2-storey home located on the ridge in phase II of Chateaux on the Green. This ideally located property is situated above the 3rd hole of Silver Springs golf course with stunning views to the east. The property went through extensive renovations 8 years ago with a completely renovated kitchen. Main level has a large living room with wood burning fireplace, and a dining area that opens onto a recently upgraded private deck with amazing views through the seasons. The updated kitchen has white cabinets along with quartz countertops and updated appliances. Gorgeous hardwood throughout the entire main floor and upper level. Very easy to keep clean! Kitchen also has a separate bar/beverage station with a second sink, wine rack and additional storage. Laundry is located on the main along with a 2 piece powder room. Oversized double garage is fully dry-walled and has a heater. The upper level has 3 bedrooms and 2 full baths. The primary bedroom is very large with a walk-in closet plus an extra closet, and has beautiful views of the ravine and golf course. An adjacent sitting area with a gas stove can be used as an office or reading room or can be developed into a large walk-in closet. Upper level also has a second private deck for sitting out on our warm summer nights or enjoying a coffee in the mornings with the east exposure. 2nd bedroom is larger and has a walk-in closet. The 3rd bedroom can be used as an office or additional bedroom for kids or guests. The



ensuite awaits development for the future buyer with large counter tops, closets, and a bathtub with separate shower set up. A large unfinished basement can easily be developed to your preferences. Full exterior painting of the unit was completed last year. The complex has a rec centre where monthly costs are shared with phase 1. The rec centre has a swimming pool, hot tub, sauna, fitness room, and large meeting room for guests where private functions can be hosted, as well as a tennis court for tennis or pickle ball. The condo is directly across the street from Silver Springs Golf course and is also close to Market Mall, Dalhousie Station and Crowchild Square, and lovely parks like Bowmont Park and Varsity Ravine Park.

Built in 1977

### **Essential Information**

MLS® #	A2221224
Price	\$839,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,125
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	6, 1901 Varsity Estates Drive Nw
Subdivision	Varsity
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3B 4T7

### Amenities

Amenities	Clubhouse, Fitness Center, Indoor Pool, Parking, Racquet Courts, Recreation Facilities, Recreation Room, Spa/Hot Tub
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Heated Garage
# of Garages	2

### Interior

Interior Features	Central Vacuum, Dry Bar, Granite Counters, No Smoking Home, Recreation Facilities, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Oven, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Balcony, Barbecue, Private Yard, Tennis Court(s)
Lot Description	Cul-De-Sac, Front Yard, Landscaped, On Golf Course, Views
Roof	Asphalt Shingle, Tar/Gravel
Construction	Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 16th, 2025
Days on Market	8
Zoning	M-CG

### Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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