

\$1,275,000 - 804 Varsity Estates Place Nw, Calgary

MLS® #A2270083

\$1,275,000

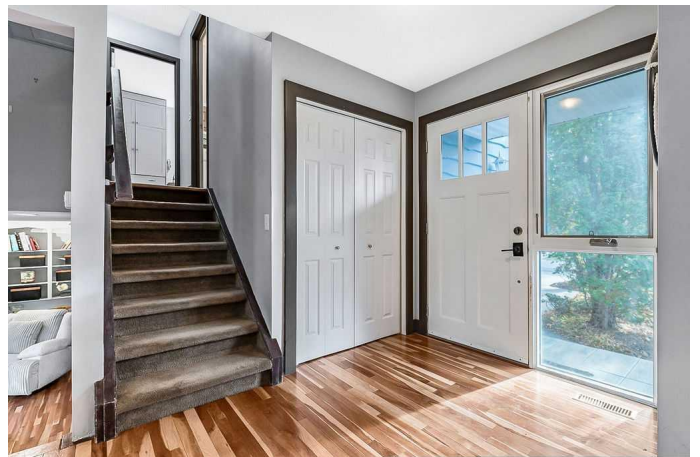
5 Bedroom, 3.00 Bathroom, 1,262 sqft

Residential on 0.19 Acres

Varsity, Calgary, Alberta

OPEN HOUSE: Sun, Nov 16, 2-4 pm |

Welcome to this updated four-level split home in one of Calgary's most sought-after neighbourhoods! Sitting on a huge lot, surrounded by mature trees, with gorgeous partial views of the golf course, this place feels like your own private oasis. Whether you're a family looking to settle into an exclusive community or someone dreaming of building your perfect custom home, this property offers incredible potential. About 15 years ago, the home got a fantastic renovation – the open floor plan creates a huge, functional great room, perfect for family gatherings or entertaining friends. The spacious kitchen is truly the heart of the home, featuring a massive island (that seats six comfortably), a gas cooktop, wall oven, and plenty of counter space and storage. It's an entertainer's dream! The kitchen flows seamlessly into the dining and living areas, a perfect arrangement for daily life and special occasions. Downstairs, you'll find a bright and welcoming family room with tranquil views onto the green space outside, a cozy gas fireplace, and built-in shelving – the perfect spot for unwinding with the family. The entrance to the double attached garage, a laundry room, and a fourth bedroom are all conveniently placed on this level. Upstairs are three well-sized bedrooms and two bathrooms, including the primary suite with custom built-in storage and a private 3-piece ensuite – ideal for winding down after a busy day. The fourth level is fully



finished with a spacious recreation room and fifth bedroom, offering plenty of space for hobbies, guests, or future plans. Living in Varsity Estates means you're surrounded by nature and the beautiful Silver Springs Golf and Country Club. Plus, you're just minutes from a wide range of amenities, including Market Mall, the LRT, and some of top-rated schools. This is a wonderful chance for families to join a vibrant, friendly community or for those dreaming of building their perfect home in a prime setting. Don't wait—reach out today or have your Realtor schedule your private tour. This unique opportunity won't last long!

Built in 1974

Essential Information

MLS® #	A2270083
Price	\$1,275,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,262
Acres	0.19
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	804 Varsity Estates Place Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 3X3

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 11th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	Charles
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