

# \$1,950,000 - 655 Varsity Estates Crescent Nw, Calgary

MLS® #A2194634

**\$1,950,000**

4 Bedroom, 3.00 Bathroom, 2,326 sqft

Residential on 0.20 Acres

Varsity, Calgary, Alberta

MOVE-IN READY LUXURY IN VARSITY ESTATES | Discover the artful fusion of style, comfort, and functionality in this exceptional 4-bedroom, 2.5-bathroom, fully renovated home. With over 4,000 square feet of meticulously designed living space on a private corner lot, this property offers move-in ready, low maintenance living in the sought-after community of Varsity Estates, known for its exclusive feel and Golf Course community. The heart of the home is the truly special, open plan layout that exuding a warm elegance, enhanced by the abundant south facing windows and bespoke finishes. The sunken living area showcases the meticulous attention to detail with the case-less windows/doors, the beautifully designed fireplace, custom storage and gorgeous wide oak plank floors. Roughed-in CAT6 wiring facilitates future 'Smart Home' capabilities and seamless entertainment options, alongside rough-ins for power blind, security keypads and security cameras. Abundant custom cabinetry throughout maintains a beautiful and clutter-free living space. The gourmet kitchen features a stunning central island, luxurious quartz countertops, ample storage with many thoughtful storage details including the butler's pantry, adding to the functionality and providing connection from the dedicated mudroom entry. The central dining room can expand to host gatherings of all sizes and the custom hutch with beer/wine fridges ensures you're always ready to host in style. The



primary bedroom is a serene retreat, offering tall windows, WIC and stylish ensuite with heated floors and towel rack. There is a 2nd bedroom, large laundry room and powder room also found on the main floor. The fully renovated lower level is both functional and inviting for your older kids or guests. Highlights include a recreation space with wet bar and rough-ins for a deluxe (7.2 surround sound) home theatre and seamless connectivity, two bright bedrooms, a 4pc bathroom, and large storage room. The timeless exterior showcases maintenance-free Hardie Board with a warm cedar accent, creating a contemporary yet inviting aesthetic. The brand new O/S 2.5 garage boasts an EV charging outlet, data conduit, 30 amp power and an extra thick 5" garage floor with added rebar and perimeter insulation to prevent future cracking. Enjoy summers on the tiered, private back deck, and marvel at how easy it will be to "lock and go" on your future travels. Located in the sought-after Varsity Estates, this property offers easy access to beautiful walking paths, off-leash areas, Market Mall, the U of C, Foothills Hospital, the LRT and of course, the renowned Silver Springs Golf Course, offering a true sense of community and belonging in this special community. Don't miss this rare opportunity—call today to schedule a private tour.

Built in 1975

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2194634    |
| Price          | \$1,950,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,326       |

|            |             |
|------------|-------------|
| Acres      | 0.20        |
| Year Built | 1975        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 655 Varsity Estates Crescent Nw |
| Subdivision | Varsity                         |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3B 3C6                         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Built-in Features, Wet Bar                                                       |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Central Air Conditioner, Wine Refrigerator |
| Heating           | Forced Air                                                                                                                                               |
| Cooling           | Central Air                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                        |
| Fireplaces        | Gas                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | Finished, Full                                                                                                                                           |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Private Yard                                                   |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Landscaped |
| Roof              | Asphalt Shingle                                                |
| Construction      | Composite Siding, Mixed                                        |

Foundation                Poured Concrete

**Additional Information**

Date Listed                February 14th, 2025  
Days on Market        63  
Zoning                      R-CG

**Listing Details**

Listing Office            Charles

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