

# \$1,495,000 - 112 Varsity Green Bay Nw, Calgary

MLS® #A2249686

**\$1,495,000**

4 Bedroom, 5.00 Bathroom, 1,419 sqft

Residential on 0.23 Acres

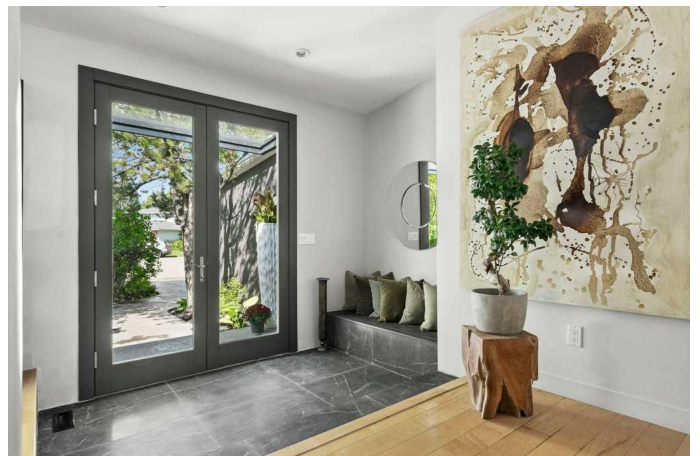
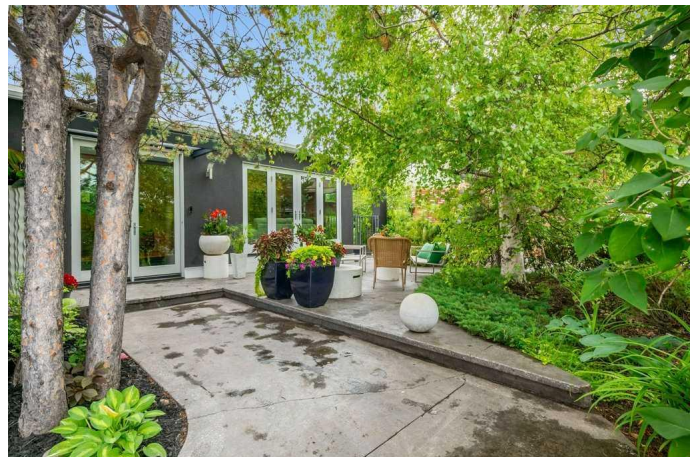
Varsity, Calgary, Alberta

Nestled on a quiet cul-de-sac in sought-after and prestigious Varsity Estates, this exceptional 4-bedroom, 4.5-bathroom estate home with over 2555 square feet of developed living area, sits perfectly on an expansive, irrigated, and private park-like lot. Surrounded by mature fruit-bearing trees, professionally landscaped and irrigated gardens and offering ultimate privacy, this four-level split home delivers sophisticated living in one of the area's most desirable locations. Four separate patios extend your living space outdoors and invite you to relax or host in style while taking in lush garden views.

From the moment you step inside, you'll be captivated by vaulted ceilings, designer finishes, and a sense of refined comfort throughout. The heart of the home is a bright and spacious gourmet kitchen featuring top-of-the-line appliances, custom cabinetry, marble countertops and an elegant design that's perfect for entertaining or everyday living.

The living room offers warmth and character with a unique twist – a secret loft playroom that adds charm and a touch of whimsy. Each level of this thoughtfully designed home brings privacy, functionality, and style.

On the lower level the primary bedroom suite is a true retreat, featuring a spa-like ensuite with a soaking tub, walk-in shower, and direct access to a private patio oasis- perfect for morning coffee or a peaceful evening wind-down. There are two additional bedrooms



on this level- each with itâ€™s own ensuite washroom.

Additional highlights include a oversized garage with epoxy floor, pressure washer and a convenient EV charging outlet. Recent upgrades include tankless hot water system, new furnace, EcoBee security and smart home system, new washer and dryer.

Close to great shopping, services, schools and parks. Easy access to LRT and major roadways. Donâ€™t miss the opportunity to own this rare gem in a highly sought-after location â€“ a perfect blend of luxury, innovation, and modern design.

Built in 1973

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2249686      |
| Price          | \$1,495,000   |
| Bedrooms       | 4             |
| Bathrooms      | 5.00          |
| Full Baths     | 5             |
| Square Footage | 1,419         |
| Acres          | 0.23          |
| Year Built     | 1973          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 112 Varsity Green Bay Nw |
| Subdivision | Varsity                  |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3B 3A7                  |

**Amenities**

|                |                                                                                                                                                                                 |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                                                                               |
| Parking        | 220 Volt Wiring, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Side By Side, In Garage Electric Vehicle Charging Station(s) |
| # of Garages   | 2                                                                                                                                                                               |

## Interior

|                   |                                                                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, No Smoking Home, Master Downstairs, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Wet Bar                               |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Microwave, Refrigerator, Tankless Water Heater, Washer, Window Coverings, Oven-Built-In, Humidifier, Induction Cooktop, Wine Refrigerator |
| Heating           | Forced Air                                                                                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                               |
| # of Fireplaces   | 2                                                                                                                                                                                                                 |
| Fireplaces        | Family Room, Gas, Master Bedroom, Stone, Marble                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                               |
| Basement          | Finished, Full                                                                                                                                                                                                    |

## Exterior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Lighting, Private Yard, Storage, Rain Gutters                                                                                                         |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Street Lighting, Treed, Underground Sprinklers, Yard Lights, Wedge Shaped Lot |
| Roof              | Flat Torch Membrane                                                                                                                                             |
| Construction      | Stucco                                                                                                                                                          |
| Foundation        | Poured Concrete                                                                                                                                                 |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 6                 |
| Zoning         | R-CG              |

## Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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