



GRASSROOTS
REALTY GROUP

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116 Varsity Green Bay NW
Calgary, Alberta

MLS # A2228340



\$1,099,000

Division:	Varsity		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,232 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.27 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Many Trees, On Golf Course		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this well-maintained family home nestled in the heart of Varsity Estates. Situated on an expansive 11,800+ sq ft lot on a quiet cul-de-sac, this rare gem offers a peaceful retreat surrounded by mature trees, lush landscaping, and direct siding onto a serene golf course—complete with a custom privacy wall for ultimate seclusion. Step inside to discover a spacious and sun-filled main floor featuring a large living room with a beautiful bay window, a dining room and an inviting office/atrium space at the rear with wall-to-wall windows. The eat-in kitchen is ready for your design with easy access to the backyard, garage, laundry room and 2-piece powder room. Just off the kitchen is another family room with sliding doors to the back deck. Upstairs you'll find four bedrooms, along with the main 4-piece bathroom. The massive primary bedroom has double closets and a 3-piece ensuite. The basement is unfinished and waiting for that right person to transform it. This home does not lack for storage space. A double attached garage and an extra-long driveway provide parking for up to 6 vehicles—perfect for hosting guests or multi-vehicle households. Enjoy the unbeatable location close to schools, scenic pathways, parks, playgrounds and shopping—all while living in one of Calgary's most prestigious and family-friendly neighbourhoods. Don't miss your chance to own a slice of Varsity Estates—where location, lot size, and lifestyle come together.