



GRASSROOTS
REALTY GROUP

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15, 803 Varsity Estates Drive NW
Calgary, Alberta

MLS # A2270458



\$424,900

Division:	Varsity		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,175 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Front Drive, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 200
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: Washer, dryer, Microwave Hood Fan, Dishwasher, Refrigerator, Stove

This beautifully cared-for and updated townhouse in Varsity offers the perfect blend of comfort, functionality, and location — ideal for small families or first-time buyers. The main floor features maple hardwood, fresh neutral paint, and an updated kitchen with quartz counters, stainless steel appliances, modern cabinetry, and tile backsplash. The spacious living room includes a cozy fireplace and opens onto a private deck overlooking quiet, shared green space — perfect for morning coffee, entertaining, or watching the kids play nearby. Upstairs offers three generous bedrooms, including a large primary with access to a full bathroom and a private, sun-filled balcony. The lower level is professionally finished with a spacious family room, a full bathroom, and a large storage area — great for a home gym, play area, or media room. The windows have been upgraded to vinyl, adding efficiency and peace of mind. The private south-facing yard backs onto mature trees and green space, offering a peaceful setting with no direct rear neighbours. You’ll also enjoy the convenience of a single attached garage and an additional uncovered parking stall for your guests. Located close to shopping centres, the University of Calgary, and the LRT, this home delivers excellent value in one of Calgary’s most sought-after communities. The complex is self-managed and well-run, with low condo fees of \$200/month.