



**504 Varsity Estates Bay NW  
Calgary, Alberta**

**MLS # A2295009**



**\$1,718,000**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,602 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity		

**Inclusions:** NA

Welcome to this fully renovated estate home in Varsity Estates, ideally situated on a quiet cul-de-sac just steps from ravine pathways, expansive green space. Set on a rare oversized 9,300+ sq ft, renovated down to the studs (electrical, plumbing, HVAC, insulation, and triple pane windows) this home reflects a commitment to quality craftsmanship, thoughtful design, and timeless finishes throughout. Equipped with solar panels, the home also offers improved energy efficiency and long-term cost savings. Offering over 2,600 sq ft above grade and more than 3,700 sq ft of total developed living space, this impressive home features a triple garage, 5 bedrooms, and 3.5 bathrooms, delivering the scale, functionality, and refinement expected in Varsity Estates. The main floor is anchored by a stunning designer kitchen, thoughtfully crafted for both everyday living and entertaining. Featuring a large central island, quartz countertops, custom cabinetry, and premium stainless steel appliances, this space is elevated by a gas cooktop, custom canopy hood fan, built-in wall oven and microwave, dual sinks, and extensive storage throughout—a rare combination of style and functionality. The open-concept layout flows seamlessly into spacious living and dining areas filled with natural light, while a dedicated main floor office/den offers flexibility for working from home. Upstairs, you’ll find four generously sized bedrooms, including a well-appointed primary retreat with ensuite bathroom featuring tiled shower with glass enclosure! Both upper bathrooms offer dual vanities, quartz countertops, and private water closet areas, creating a refined, spa-inspired experience. The fully developed basement expands your living space with a large recreation room, an additional bedroom, full bathroom, and oversized storage room. Located just minutes from Market Mall, the

University of Calgary, Foothills & Children's Hospitals, some Calgary's top-ranked schools and major transit routes, this home offers the perfect balance of convenience and an established, nature-rich setting.