10 Varsity Estates Park NW

Calgary | Active | MLS® A2341078

$749,000









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**1998**	**1,784.18 sq. ft.**

Your next move starts with a conversation.

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Listed by eXp Realty

A closer look

A Refined Varsity Estates Residence with no age restriction & Flexible Possession Day- Where Light, Privacy & Lifestyle Come Together
Welcome to an exceptional end-unit townhome in **Varsity Estates Park**, where sophisticated comfort meets an enviable Calgary lifestyle.
Offering 1,784 square feet of beautifully appointed living space, this bright and open three-bedroom, three-and-a-half-bath residence is distinguished by its vaulted ceilings, abundance of windows, and tranquil green-space setting. From the moment you enter, the home feels wonderfully light and expansive. The main level is thoughtfully designed for effortless living, featuring a **main-floor primary retreat** complete with a generous walk-in closet and luxurious **four-piece newer ensuite**. The convenience continues with a main-floor laundry room, updated powder room, and direct access to the **New Garage Door on Order - double attached garage**, complemented by a two-car driveway. At the heart of the home is a **brand-new white galley kitchen**, beautifully finished with an open breakfast bar and an inviting eating nook framed by oversized picture windows. The adjoining living area showcases a gas fireplace and patio doors opening to your **private, heavily treed east-facing green space**-a serene backdrop for morning coffee, outdoor entertaining, or simply enjoying the beauty of every season. And there is even more to enjoy outdoors. A welcoming **front courtyard and private rear patio** allow you to take advantage of both east and west sunshine throughout the day. Upstairs, a versatile loft provides the perfect space for a home office, fitness studio, reading retreat, or additional living area, along with a full bathroom and guest bedroom. The fully developed lower level offers exceptional flexibility with a spacious recreation room, a third bedroom featuring large windows, a three-piece bathroom, and an abundance of storage. Upgrades throughout add to the home's move-in-ready appeal, while the end-unit position provides additional windows, natural light, and a sense of privacy that is truly special. And then there is the location. Enjoy the convenience of being **within walking distance of the CTrain, Market Mall, and Dalhousie**, while remaining close to the University of Calgary, Foothills Medical Centre, and Alberta Children's Hospital. For those seeking a sophisticated yet comfortable home in one of Calgary's most established and connected communities, this is a rare opportunity to enjoy **space, serenity, and an exceptional west-side lifestyle**.**Welcome home to Varsity Estates Park.**

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2341078
Bedrooms	3
Bathrooms	4
Year Built	1998
Property Type:	Residential
Property Sub Type:	Row/Townhouse

Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,784.18 sq. ft.
Main Level Finished Area:	1,229.43 sq. ft.
Upper Level Finished Area:	554.75 sq. ft.
Below Grade Finished Area:	1,156.55 sq. ft.
Condo Fee:	$677.32
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal
Acreage:	No
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall, End Unit, No One Above, No One Below
Total Rooms Above Grade:	6
Year built:	1998 (Age: 28)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	1
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1

Plan:	9812094
Heating:	Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Composite Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Linoleum, Tile, Vinyl
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Insert, Mantle
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Paved
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Varsity
Amenities:	Snow Removal, Trash, Visitor Parking
Appliances:	Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Window Coverings

Inclusions:	Drapes, Rods, Blinds
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Dining Room · 14'6" × 13'11" ·
Main Floor	Living Room · 16'6" × 13'11" ·
Main Floor	Breakfast Nook · 12'4" × 12' ·
Main Floor	Kitchen · 10'10" × 7'11" ·
Main Floor	Bedroom - Primary · 14'4" × 12'2" ·
Upper Level	Bedroom · 15' × 10'9" ·
Upper Level	Family Room · 21'4" × 12'9" ·
Basement	Game Room · 22'7" × 15'7" ·
Basement	Bedroom · 16'6" × 11'10" ·
Basement	Storage · 30'2" × 10'2" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Central Vacuum, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Stone Counters, Storage, Vaulted Ceiling(s)
Exterior Features:	Courtyard, Lighting, Private Yard
Patio And Porch Features:	Deck, Patio
Lot Features:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Lawn, Low Maintenance Landscape, No Back Lane, No Neighbours Behind, Treed, Yard Lights
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-CG d30
Listed Date:	Sep 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/10-varsity-estates-park-nw-calgary-a2341078/

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