# 3 Varsity Ridge Terrace NW

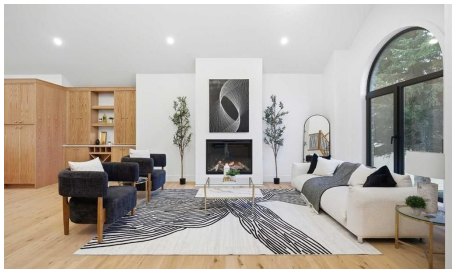
Calgary | Active | MLS® A2345593

**$1,575,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **5** | **4** | **1989** | **2,487 sq. ft.** |

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Listed by LPT Realty

# A closer look

Rarely does a home that perfectly blends timeless elegance with modern luxury come to market. Nestled in the highly sought-after community of Varsity Estates on a large corner lot surrounded by mature trees, this extraordinary residence was completely taken down to the studs and meticulously transformed into a true masterpiece. From the moment you arrive, the stunning curb appeal leaves a lasting impression. Showcasing a unique modern Victorian-inspired exterior, the home features elegant cream stucco paired with brick detailing and bold black accents, all complemented by an exposed concrete driveway leading to the double attached garage. Inside, soaring vaulted ceilings, a breathtaking central staircase, custom stained railings, and a striking modern chandelier immediately command attention, creating an unforgettable first impression. The grand foyer is further elevated by a thoughtfully designed mudroom with extensive custom storage and beautiful tilework. The spacious living room offers warmth and sophistication with an elegant fireplace, while the main floor is flooded with natural light and exceptional quietness thanks to triple-pane European tilt-and-turn windows throughout. Designed with entertaining in mind, the chef-inspired kitchen is truly the heart of the home, featuring stunning real oak cabinetry, a massive 14-foot island, gorgeous lighting and fully paneled high-end appliances. Adjacent to the kitchen, the dining area is enhanced by a custom coffee bar and oversized windows overlooking the backyard, seamlessly connecting indoor and outdoor living with direct access to the deck. A second expansive family room with custom built-ins and additional oversized windows continues the home’s impressive main floor layout. Completing this level is a spacious laundry and mudroom area, a sophisticated 2-piece powder room, and a stunning glass-enclosed office/den. Upstairs, the luxurious primary retreat offers a custom walk-in closet and a spa-inspired 5-piece ensuite featuring dual vanities, heated floors, a freestanding soaker tub, a large custom shower, and abundant natural light. Two additional bedrooms and a beautifully finished shared 4-piece bathroom complete the upper level. The fully developed lower level is an entertainer’s dream, highlighted by an expansive recreation room with a custom entertainment feature wall, electric fireplace, wet bar, and games area. A fully customized glass-enclosed fitness room creates the ultimate at-home gym experience. This level also includes two spacious bedrooms - one with an oversized walk-in closet - and an additional 4-piece bathroom. The double attached garage is fully finished with epoxy flooring, a brand-new overhead door, and new garage motor. No detail was overlooked in this extensive renovation. An exceptional opportunity offering luxury, functionality, location, and incredible value - this is a home that must be experienced in person.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2345593 |
| **Bedrooms** | 5 |
| **Bathrooms** | 4 |
| **Year Built** | 1989 |
| **Property Type:** | Residential |

| | |
|---|---|
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 2 Storey |
| **Total Living Area:** | 2,487 sq. ft. |
| **Main Level Finished Area:** | 1,539 sq. ft. |
| **Upper Level Finished Area:** | 948 sq. ft. |
| **Below Grade Finished Area:** | 1,507 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 6,049 sq. ft. |
| **Lot Frontage:** | 31'3¼" |
| **Front Exposure:** | East |
| **Levels:** | Two |
| **Total Rooms Above Grade:** | 8 |
| **Year built:** | 1989 (Age: 37) |
| **Bedrooms:** | 5 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 2 |
| **Bathrooms:** | 4.0 (Full:3, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 8911434 |
| **Heating:** | Standard |

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|---|---|
| **Basement:** | Full, Finished, Other |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Stucco |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Hardwood, Tile |
| **Cooling:** | Central Air |
| **Fireplaces:** | 2 |
| **Fireplace Details:** | Blower Fan, Decorative, Electric, Living Room, Recreation Room |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Attached |
| **Parking Places:** | 6 |
| **Parking Total/Covered:** | 6 / - |
| **Laundry Features:** | Main Level |
| **City Quadrant:** | Northwest |
| **Community:** | Varsity |
| **Appliances:** | Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| **Inclusions:** | N/A |
| **Restrictions:** | None Known |
| **Main Floor** | Kitchen · 15'9" × 12'3" · |
| **Main Floor** | Dinette · 15' × 12'2" · |
| **Main Floor** | Living Room · 14'10" × 14' · |

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|---|---|
| **Main Floor** | Family Room · 16'9" × 12' · |
| **Main Floor** | Mud Room · 10'9" × 8'10" · |
| **Main Floor** | Den · 14'3" × 11' · |
| **Upper Level** | Bedroom - Primary · 14'7" × 14'3" · |
| **Upper Level** | Walk-In Closet · 11'9" × 5'11" · |
| **Upper Level** | Bedroom · 10'10" × 9'6" · |
| **Upper Level** | Bedroom · 14'5" × 9'7" · |
| **Basement** | Game Room · 36'5" × 27'9" · |
| **Basement** | Furnace/Utility Room · 11'11" × 7'8" · |
| **Basement** | Bedroom · 14'2" × 13'4" · |
| **Basement** | Bedroom · 11'2" × 9'6" · |
| **Basement** | Walk-In Closet · 8'11" × 8'5" · |
| **Basement** | Exercise Room · 10'1" × 9'2" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths |
| **Interior Features:** | Bar, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows |
| **Exterior Features:** | Lighting, Private Entrance, Private Yard |
| **Patio And Porch Features:** | Deck |
| **Lot Features:** | Back Yard, Corner Lot, Front Yard, Landscaped, Street Lighting |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone NW |
| **Zoning:** | R-CG |

| | |
|---|---|
| **Listed Date:** | Sep 16, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3-varsity-ridge-terrace-nw-calgary-a2345593/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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