311 Varsity Close NW

Calgary | Active | MLS® A2357567

$2,249,900









Bedrooms	Bathrooms	Year Built	Living area
4	**5**	**2012**	**3,418 sq. ft.**

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Listed by RE/MAX Real Estate (Mountain View)

A closer look

Welcome to a superbly located, large newly built 2-storey in Phase 1 of Varsity Estates. This home has it ALL and is a perfect fit for a large family wishing to raise their kids in one of NW Calgary's top Community's. This fine property is situated on a corner lot in a very quiet cul de sac and has the following attributes that most growing families look for: Home is less than 15 years old with no major changes to be made, A very large home at over 4,800 sq ft of developed space, 3 large bedrooms up & ALL have their own bathrooms, A triple garage with in floor heat (rare for the area), and walking distance to 3 schools in the area (St. Vincent, Marion Carson, & FE Osbourne). The main floor is almost 2,000 sq ft and has the following: A large kitchen with a huge island, SS appliance, tons of pull out drawers, and ample counter space to prepare meals. There is a huge dining area off the kitchen that can accommodate a large family with guests along with double doors leading to a huge 2-tiered deck. A sizable living room with a gas fireplace along with plenty of natural light. There is also a 3 piece bathroom (walk in shower) along with a small set of stairs leading to a 2nd living room which also has an office. There is a large closet that can be either be used as a mud room or pantry. The entire main floor has hardwood. The upper level has a large laundry room with cabinets, a sink and counter space. The primary bedroom is large and overlooks the backyard. It has hardwood floors and leads into a 5 piece ensuite with heated tile, a steam shower, and a large walk in closet that can fit plenty of clothes/shoes. The other 2 bedrooms each have their own bathroom with a tub/shower configuration. The lower level is fully developed with a huge sitting room with built in cabinets, projection screen and surround sound. There is cork flooring throughout the majority of this level. There is a large bedroom with a huge window that adds tons of light and it has its own bathroom. There is a bar with room for 2 built in fridges, cabinets, and a ton of counter space. The entire lower level has heated floors! There is a large mudroom area with hooks, cabinets, benches to sit down that leads to the triple garage or an exit to the driveway. The garage is 29 ft wide x 27ft deep with its own built in cabinets and additional storage. The backyard has a large 2-tiered deck that is great for lounging and enjoying the south exposure. There is plenty of grass for young kids and dogs to play around. The home is a very short walk to Bowmont Park, Market Mall & the 3 schools as noted above. In addition, Silver Springs Golf Course & the ever popular and growing University District are a 2 minute drive. Don't miss this superb opportunity that so rarely comes up in the Community!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357567
Bedrooms	4
Bathrooms	5
Year Built	2012
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:	3,418 sq. ft.
Main Level Finished Area:	1,955 sq. ft.
Upper Level Finished Area:	1,463 sq. ft.
Below Grade Finished Area:	1,435 sq. ft.
Acreage:	No
Lot Area:	7,631 sq. ft.
Lot Frontage:	59'1"
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2012 (Age: 14)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:5, Half:0)
Num Ensuite Baths:	1
Plan:	557LK
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry, Walk Up

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Cork, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Family Room, Gas, Mantle, See Remarks, Tile
Garage:	Yes
Garage Spaces:	3
Parking:	Triple Garage Attached
Parking Places:	5
Parking Total/Covered:	5 / -
Laundry Features:	In Hall, Laundry Room
City Quadrant:	Northwest
Community:	Varsity
Appliances:	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Humidifier, Microwave, Refrigerator, Tankless Water Heater, Window Coverings, Wine Refrigerator
Inclusions:	boiler
Restrictions:	None Known
Main Floor	Dining Room · 14'9" × 11'6" ·
Main Floor	Den · 7'7" × 7'7" ·
Main Floor	Family Room · 19'4" × 16'9" ·
Main Floor	Kitchen · 22'8" × 16'5" ·

Main Floor	Living Room · 22'8" × 16'9" ·
Upper Level	Bedroom · 15'9" × 12'2" ·
Upper Level	Laundry · 10'10" × 5'11" ·
Upper Level	Bedroom - Primary · 16'1" × 13'9" ·
Upper Level	Bedroom · 12'10" × 10'10" ·
Lower Level	Bedroom · 18'4" × 16'9" ·
Lower Level	Game Room · 21'4" × 11'10" ·
Basement	Great Room · 21'8" × 17'9" ·
Basement	Mud Room · 11'10" × 7'10" ·
Basement	Furnace/Utility Room · 10'10" × 10'6" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Golf, Park, Playground, Schools Nearby
Interior Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, High Ceilings, No Smoking Home, Pantry, Quartz Counters, See Remarks, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Playground, Private Entrance
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Garden, Landscaped, No Back Lane, Rectangular Lot, See Remarks, Street Lighting, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1
Listed Date:	Nov 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/311-varsity-close-nw-calgary-a2357567/

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