

# \$1,298,000 - 224 Varsity Crescent Nw, Calgary

MLS® #A2215569

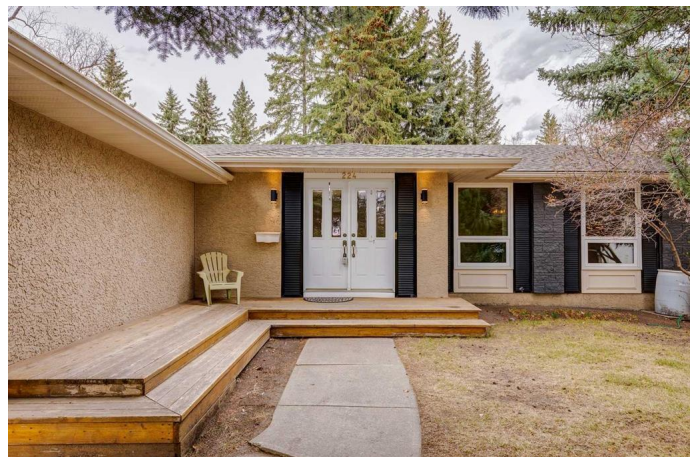
**\$1,298,000**

4 Bedroom, 3.00 Bathroom, 1,883 sqft

Residential on 0.31 Acres

Varsity, Calgary, Alberta

Tucked away on a quiet crescent in the prestigious community of Varsity Estates, this beautifully updated bungalow sits on an expansive, park-like pie-shaped lot offering over 3,700 sq ft of refined living space designed for comfort, elegance, and effortless entertaining. Surrounded by lush greenery and mature landscaping, this home offers a sense of tranquility that is hard to find. A welcoming slate-tiled foyer leads into a formal dining room framed by elegant French doors, flowing seamlessly into an open-concept kitchen, living, and casual dining area. Rich hardwood floors ground the main level, extending into a sunken living room where a classic wood-burning fireplace adds warmth and charm. The timeless white kitchen is both stylish and functional, featuring abundant cabinetry, stainless steel appliances, a central island, and a bright breakfast nook overlooking the serene backyard. From every angle, the view of the lush backyard evokes a sense of calm and privacy. The main level hosts two spacious bedrooms, including a private primary retreat with a bay window, walk-in closet, and a beautifully appointed ensuite with an oversized walk-in shower. A full guest bathroom and a convenient mudroom complete the level. The fully finished basement expands the living space dramatically with a generous recreation room, a cozy second fireplace, a full wet bar, two additional bedrooms, a laundry room, and a 3-piece bath with a relaxing sauna—ideal for guests or



multigenerational living. Additional features include central air conditioning, a double attached garage, and an exquisite, professionally landscaped backyard with mature trees, a large patio, and a hot tub. Situated on a generous 0.31-acre lot, this property offers a park-like setting with ample space for outdoor living, recreation, and landscaping opportunities. Perfectly located within walking distance to the ridge and Bowmont Park, and just minutes from golf courses, schools, shopping, and public transit—this is a rare opportunity to own a truly exceptional home in one of Calgary’s most sought-after neighborhoods.

Built in 1974

**Essential Information**

MLS® #	A2215569
Price	\$1,298,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,883
Acres	0.31
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	224 Varsity Crescent Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2Z6

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Central Vacuum, Closet Organizers, French Door, Granite Counters, Kitchen Island, Open Floorplan, Sauna, Separate Entrance
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Brick Facing, Living Room, Wood Burning, Stone
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Dog Run, Fire Pit, Private Yard
Lot Description	Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Benchmark
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