

# \$1,099,000 - 116 Varsity Green Bay Nw, Calgary

MLS® #A2228340

**\$1,099,000**

4 Bedroom, 3.00 Bathroom, 2,232 sqft

Residential on 0.27 Acres

Varsity, Calgary, Alberta

Welcome to this well-maintained family home nestled in the heart of Varsity Estates. Situated on an expansive 11,800+ sq ft lot on a quiet cul-de-sac, this rare gem offers a peaceful retreat surrounded by mature trees, lush landscaping, and direct siding onto a serene golf course—complete with a custom privacy wall for ultimate seclusion. Step inside to discover a spacious and sun-filled main floor featuring a large living room with a beautiful bay window, a dining room and an inviting office/atrium space at the rear with wall-to-wall windows. The eat-in kitchen is ready for your design with easy access to the backyard, garage, laundry room and 2-piece powder room. Just off the kitchen is another family room with sliding doors to the back deck. Upstairs you'll find four bedrooms, along with the main 4-piece bathroom. The massive primary bedroom has double closets and a 3-piece ensuite. The basement is unfinished and waiting for that right person to transform it. This home does not lack for storage space. A double attached garage and an extra-long driveway provide parking for up to 6 vehicles—perfect for hosting guests or multi-vehicle households. Enjoy the unbeatable location close to schools, scenic pathways, parks, playgrounds and shopping—all while living in one of Calgary's most prestigious and family-friendly neighbourhoods. Don't miss your chance to own a slice of Varsity Estates—where location, lot size, and lifestyle



come together.

Built in 1972

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2228340    |
| Price          | \$1,099,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,232       |
| Acres          | 0.27        |
| Year Built     | 1972        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 116 Varsity Green Bay Nw |
| Subdivision | Varsity                  |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3B3A7                   |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                     |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Window Coverings, Tankless Water Heater |
| Heating           | Forced Air, Natural Gas                                                                         |
| Cooling           | None                                                                                            |
| Has Basement      | Yes                                                                                             |

Basement                      Full, Unfinished

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Yard, Front Yard, Landscaped, Many Trees, Cul-De-Sac, On Golf Course, Sloped  
Roof                      Asphalt Shingle  
Construction           Brick, Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              June 13th, 2025  
Days on Market        96  
Zoning                    R-CG

**Listing Details**

Listing Office            MaxWell Canyon Creek

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