

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

MLS® #A2228340

\$1,099,000

4 Bedroom, 3.00 Bathroom, 2,232 sqft

Single Family 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. (id:6289)

Built in 1972

Essential Information

Listing #	A2228340
Price	\$1,099,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	2,232
Acres	0.27
Year Built	1972
Type	Single Family
Sub-Type	Freehold

Community Information

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

Amenities

Amenities	Golf Course, Park, Playground, Schools, Shopping
Features	Cul-de-sac, See remarks
Parking Spaces	6
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Window Coverings, Washer & Dryer, Water Heater - Tankless
Heating	Natural gas Forced air
Cooling	None
# of Stories	2

Exterior

Exterior	Brick, Vinyl siding
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Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office MaxWell Canyon Creek



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