

\$489,900 - 10, 803 Varsity Estates Drive Nw, Calgary

MLS® #A2249058

\$489,900

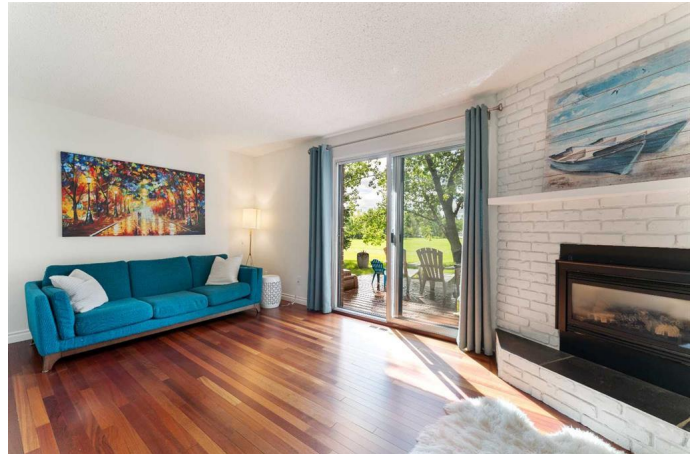
4 Bedroom, 3.00 Bathroom, 1,194 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

~OPEN HOUSE ON AUG 31 FROM 12-3 PM!~ Live in one of Calgary's most sought-after NW communities! This bright 4-bedroom Varsity Estates townhouse shows pride of ownership and offers a rare mix of a HUGE GREEN SPACE at the back, walkability, and affordability. Step from your WEST-FACING DECK directly onto a WIDE OPEN FIELD (soccer and baseball fields and Bennu Playground), or enjoy the east-facing PRIVATE ROOFTOP PATIO just above the garage, perfect for a restful morning coffee or winding down for the night.

On the main level, you'll find beautiful HARDWOOD FLOORS, GRANITE KITCHEN COUNTERTOPS, UPDATED CABINETRY, a powder room, a spacious living room with a COZY GAS FIREPLACE and a great view of the backyard. Upstairs includes a spacious Primary Bedroom with a wide closet, a private vanity sink, plus a cheater door to the full 4-piece bathroom. The other 2 good-sized bedrooms with modern light fixtures, plus the rooftop patio accessible from the 2nd bedroom, complete the upper level. The partially finished basement with a recreation room, the 4th BEDROOM and a FULL ENSUITE 3-piece BATHROOM adds flexible space for work or hosting guests. The SINGLE ATTACHED GARAGE keeps your car safe from the weather.



All this is available to you with LOW CONDO FEES of just \$200/month! Plus, youâ€™re minutes to the University of Calgary, Foothills Hospital, Arthur Child Cancer Centre, Dalhousie LRT Station, shops, cafes, malls, parks, and schools, a smart first home or investment in a location that truly delivers. Book a showing with your favourite Realtor® today!

Built in 1976

Essential Information

MLS® #	A2249058
Price	\$489,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,194
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	10, 803 Varsity Estates Drive Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 4W5

Amenities

Amenities	Park, Playground
Parking Spaces	2

Parking	Garage Door Opener, Single Garage Attached
# of Garages	1

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Granite Counters, No Smoking Home, Recessed Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Brick Facing
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 16th, 2025
Days on Market	15
Zoning	M-C1 d75

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.