

# \$850,000 - 14, 2200 Varsity Estates Drive Nw, Calgary

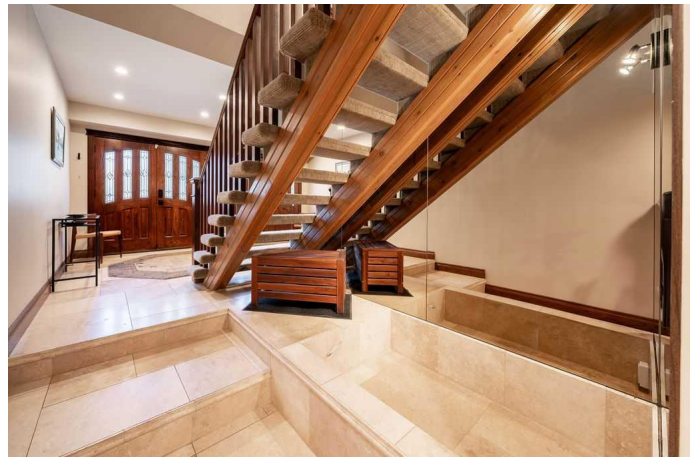
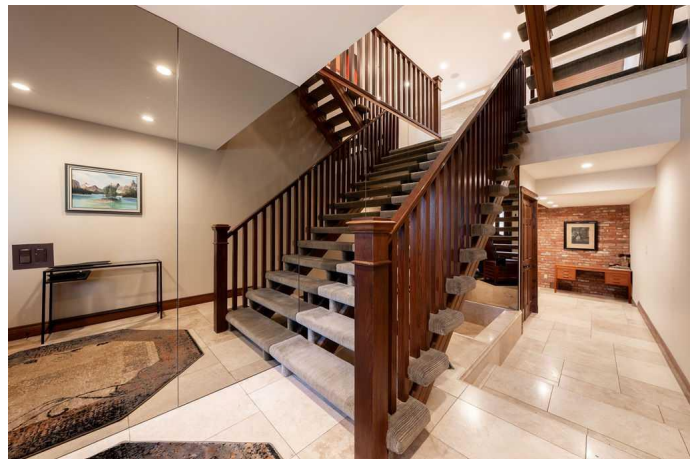
MLS® #A2203864

**\$850,000**

3 Bedroom, 2.00 Bathroom, 2,428 sqft  
Residential on 0.00 Acres

Varsity, Calgary, Alberta

Welcome to your luxurious Mid-Century walk-up corner townhome, a timeless masterpiece designed by renowned architect Gordon Atkins in 1977. Nestled in Varsity Estates, one of Calgary's most prestigious neighborhoods, this private 3 bedroom retreat offers nearly 3,200 SF of refined living space, effortlessly blending classic elegance with modern sophistication. Homes in this distinguished estate are seldom available, making this a rare opportunity. Perched above the Silver Springs Golf Course and surrounded by parks, pathways, and top-tier schools, this home is an oasis of comfort and sophistication. Every detail has been meticulously crafted to evoke the ambiance of a five-star retreat; from the Central A/C, heated Travertine floors and high-end Miele appliances to the BainUltra hydro-thermo massage tub. Solid core doors ensure privacy and sound insulation, and expansive windows fill every level with natural light. Luxury wool carpets add warmth, and Hunter Douglas blinds offer effortless light control. Step into the main floor, where soaring vaulted ceilings and a stunning Chicago brick fireplace create an unforgettable first impression in this architectural masterpiece. The sun-drenched living room seamlessly connects to a spacious dining area and a chef's dream kitchen, featuring granite countertops, rich cherry wood cabinetry, and ample built-in storage. Two spacious secondary bedrooms and a beautifully appointed 3-piece bathroom complete this



level. Upstairs, a bright west-facing office provides the perfect workspace, featuring custom wood cabinetry, sleek granite-topped built-in desk, and expansive windows that capture stunning views. Step through elegant European doors onto a private balcony, where breathtaking vistas create an inspiring backdrop. The resort style primary suite serves as an unrivaled sanctuary, showcasing striking vaulted ceilings, a warm and inviting sitting nook, and sophisticated coffee/wine bar with gleaming copper sink, all while offering abundant space for a luxurious king-sized bed. The opulent spa-inspired ensuite features heated Travertine flooring, a steam shower with integrated speakers, lavish BainUltra soaking tub, dual stone vanities, and expansive walk-in closet designed for ultimate comfort and style. Spacious lower-level recroom adapts to your vision; cozy theater, music studio, fitness hub, or custom flex space enhanced by a second wood-burning fireplace that infuses warmth and charm for relaxation or entertaining. Oversized heated double garage is a car enthusiast's dream, boasting sleek pebbled epoxy floors, a floor drain for easy maintenance, built-in storage for ultimate organization, and hot/cold water taps for year-round convenience. This extraordinary home is truly one of a kind, combining unmatched tranquility and privacy with a prime location near the University of Calgary, Market Mall, the Children's and Foothills Hospitals. Seller Says Buy This House, And We'll Buy Yours\* (Terms / Conditions apply).

Built in 1977

### **Essential Information**

MLS® #	A2203864
Price	\$850,000
Bedrooms	3

Bathrooms	2.00
Full Baths	2
Square Footage	2,428
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	14, 2200 Varsity Estates Drive Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 4Z8

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bookcases, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings, Water Purifier
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Storage
Lot Description	Landscaped, Low Maintenance Landscape, Corner Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 24th, 2025
Days on Market	10
Zoning	M-CG

## Listing Details

Listing Office	Greater Property Group
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