

\$1,199,900 - 3 Varsity Ridge Terrace Nw, Calgary

MLS® #A2246755

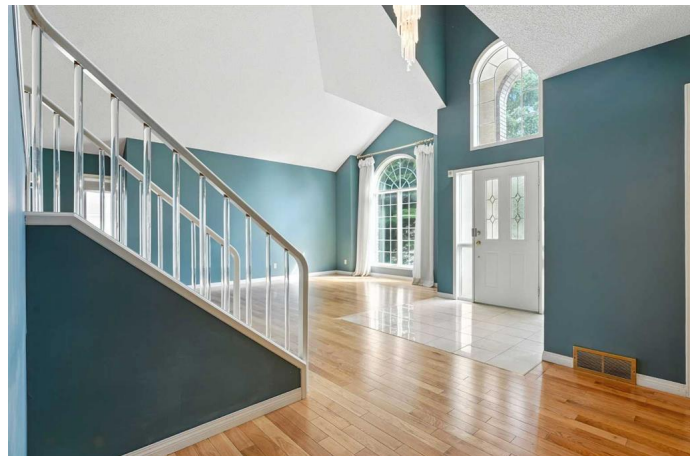
\$1,199,900

3 Bedroom, 3.00 Bathroom, 2,485 sqft

Residential on 0.14 Acres

Varsity, Calgary, Alberta

This lovingly maintained 2-storey split on a prime corner lot in the heart of Varsity Estates Terrace showcases soaring vaulted ceilings, a striking acrylic-spindle staircase, and large windows that bathe the gleaming marble, hardwood, and ceramic floors in natural light. The main floor offers an expansive entryway, formal living and dining rooms, and a kitchen appointed with Corian counters, custom cabinetry, black appliances, and a walk-in pantry, opening to a cozy family room with an elegant wood-burning fireplace. From here, step out to a private deck and mature landscaped backyard—perfect for relaxing or entertaining. A den/guestroom, laundry room, and powder room complete the main level. Upstairs, the palatial primary retreat features a renovated 5-piece ensuite with a jetted tub, spacious separate shower, dual sinks, granite counters, and a walk-in closet. Two additional bedrooms and a partially renovated 4-piece bath complete the upper level. The basement, finished in part, provides ample space for a home theatre, recreation room, and storage. Wrapped in classic brick and stucco with a durable clay tile roof, double garage, upgraded furnaces (2), and recently added Central A/C, this former showhome blends timeless quality with modern comfort in one of Calgary's most desirable communities. Cherished by the same family since it was custom-built in 1989, this home is ready for its next chapter. Will it be yours? Contact your favourite REALTOR® today to book a private showing!



Built in 1989

Essential Information

MLS® #	A2246755
Price	\$1,199,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,485
Acres	0.14
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

Community Information

Address	3 Varsity Ridge Terrace Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4Y2

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, On Street
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage

	Control(s), Microwave, Microwave Hood Fan, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Balcony, Private Yard, Rain Gutters
Lot Description	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Many Trees, Rectangular Lot, Street Lighting
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Benchmark
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