

# \$989,900 - 30, 1901 Varsity Estates Drive Nw, Calgary

MLS® #A2250451

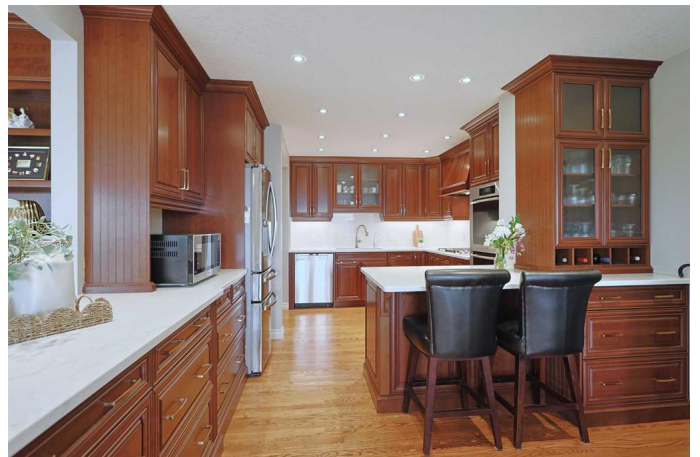
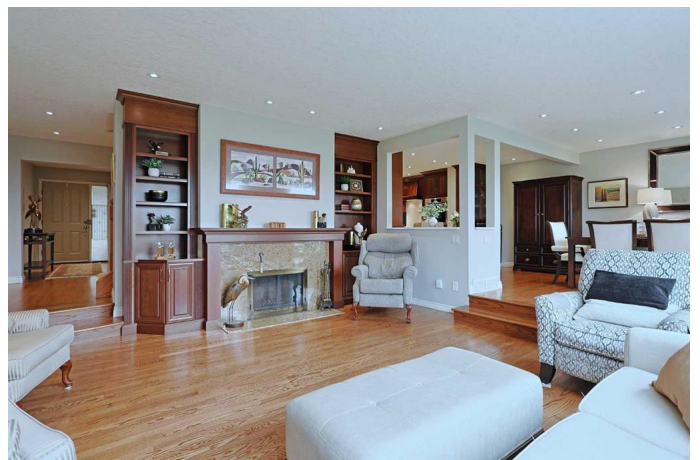
**\$989,900**

3 Bedroom, 3.00 Bathroom, 2,252 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

There's nothing quite like finding the home of your dreams & now you have it here in this beautifully renovated townhome in the exclusive CHATEAUX ON THE GREEN II overlooking the Silver Springs golf course. Surrounded by breathtaking views as far as the eye can see, this incredible two storey condo enjoys rich hardwood floors & relaxing central air, total of 3 bedrooms, 3 wood-burning fireplaces, custom cherrywood kitchen with quartz countertops & wonderful outdoor living space on the 2-level composite deck in the wide & open backyard. With over 2800sqft of developed living space, this fully finished home boasts a stylish & comfortable floorplan bathed in natural light, with a fantastic living room with wood-burning fireplace complemented by built-in cabinets, open concept dining room with access to the backyard deck & fully-loaded designer kitchen with loads of cabinet space, undercabinet lighting & the stainless steel appliances include a gas cooktop, Miele dishwasher & 2 built-in Miele ovens. On the upper level is where you'll find 3 lovely bedrooms & 2 full bathrooms; the private owners' retreat has a wall-of-windows giving you the stunning open views, lounge with wood-burning fireplace & ensuite with granite counters & 3 closets – including a walk-in, & glass steam shower with body-jets. There is an airjet tub in the 2nd full bathroom & 1 of the other bedrooms has a walk-in closet & wall of built-in bookcases – so would be an ideal home



office. The lower level is finished with a large rumpus room with brick wood-burning fireplace & wet bar, wine cellar & utility room. Main floor also has your laundry room complete with LG washer & dryer, walk-in shower & adjoining guest powder room. The oversized 2 car garage is heated & has 2 storage closets, shelving & cabinets. Additional extras & features include custom window blinds (some remote-controlled), Toto toilets, 2 furnaces & 2 air conditioning units, remote-controlled awning on deck, water filter & on-demand hot water, tankless water tank & Enviroshake roof shingles. As one of the lucky residents of CHATEAUX ON THE GREEN II, your monthly condo fees gives you exclusive access to the beautifully renovated CHATEAUX CLUB which is shared with CHATEAUX ON THE GREEN I, & its indoor swimming pool & hot tub, fitness centre, sauna, outdoor tennis courts & lounge with kitchen. The prestigious Silver Springs Golf & Country Club clubhouse is across the street & you are only a few short minutes walk to bus stops & Varsity Ravine Park. Top-notch location in the heart of highly-desirable Varsity Estates close to Dalhousie Station shopping & LRT, highly-rated schools & University of Calgary, Market Mall & University District, popular Bowmont Park & hospitals (Foothills Medical Centre, Alberta Children's & Arthur B. Child Cancer Centre). And with its easy access to major roadways, you are only minutes to all area amenities & parks, the Bow River pathway system, recreational facilities, major retail centers & downtown.

Built in 1977

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | A2250451  |
| Price    | \$989,900 |
| Bedrooms | 3         |

|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 2,252         |
| Acres          | 0.00          |
| Year Built     | 1977          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                                   |
|-------------|-----------------------------------|
| Address     | 30, 1901 Varsity Estates Drive Nw |
| Subdivision | Varsity                           |
| City        | Calgary                           |
| County      | Calgary                           |
| Province    | Alberta                           |
| Postal Code | T3B 4T7                           |

### Amenities

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Amenities      | Fitness Center, Recreation Facilities, Recreation Room, Clubhouse, Indoor Pool, Spa/Hot Tub |
| Parking Spaces | 4                                                                                           |
| Parking        | Double Garage Attached, Garage Faces Front, Heated Garage, Oversized                        |
| # of Garages   | 2                                                                                           |

### Interior

|                   |                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Quartz Counters, Storage, Tankless Hot Water, Walk-In Closet(s), Steam Room, Wet Bar                              |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Convection Oven, Gas Cooktop, Tankless Water Heater |
| Heating           | Forced Air, Natural Gas                                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                            |
| # of Fireplaces   | 3                                                                                                                                                                              |
| Fireplaces        | Living Room, Recreation Room, Tile, Wood Burning, Brick Facing, Gas Starter, Master Bedroom                                                                                    |
| # of Stories      | 2                                                                                                                                                                              |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Awning(s)                                                                                                                                                                                                        |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Low Maintenance Landscape, No Neighbours Behind, On Golf Course, Rectangular Lot, Underground Sprinklers, Views, Environmental Reserve, Greenbelt, Open Lot |
| Roof              | See Remarks, Shake                                                                                                                                                                                               |
| Construction      | Cedar, Stucco, Wood Frame                                                                                                                                                                                        |
| Foundation        | Poured Concrete                                                                                                                                                                                                  |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 6th, 2025 |
| Days on Market | 11                  |
| Zoning         | M-CG d19            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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