

15, 803 Varsity Estates Drive NW  
Calgary, Alberta

MLS # A2270458



\$424,900

Division: Varsity

Type: Residential/Five Plus

Style: 2 Storey

Size: 1,175 sq.ft. Age: 1976 (49 yrs old)

Beds: 3 Baths: 2 full / 1 half

Garage: Additional Parking, Front Drive, Single Garage Attached

Lot Size: -

Lot Feat: Other

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: No Smoking Home, Quartz Counters, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 200

LLD: -

Zoning: M-C1 d75

Utilities: -

Inclusions: Washer, dryer, Microwave Hood Fan, Dishwasher, Refrigerator, Stove

This beautifully cared-for and updated townhouse in Varsity offers the perfect blend of comfort, functionality, and location — ideal for small families or first-time buyers. The main floor features maple hardwood, fresh neutral paint, and an updated kitchen with quartz counters, stainless steel appliances, modern cabinetry, and tile backsplash. The spacious living room includes a cozy fireplace and opens onto a private deck overlooking quiet, shared green space — perfect for morning coffee, entertaining, or watching the kids play nearby. Upstairs offers three generous bedrooms, including a large primary with access to a full bathroom and a private, sun-filled balcony. The lower level is professionally finished with a spacious family room, a full bathroom, and a large storage area — great for a home gym, play area, or media room. The windows have been upgraded to vinyl, adding efficiency and peace of mind. The private south-facing yard backs onto mature trees and green space, offering a peaceful setting with no direct rear neighbours. You’ll also enjoy the convenience of a single attached garage and an additional uncovered parking stall for your guests. Located close to shopping centres, the University of Calgary, and the LRT, this home delivers excellent value in one of Calgary’s most sought-after communities. The complex is self-managed and well-run, with low condo fees of \$200/month.