

\$1,179,900 - 116 Varsity Green Bay Nw, Calgary

MLS® #A2228340

\$1,179,900

4 Bedroom, 3.00 Bathroom, 2,232 sqft

Residential on 0.27 Acres

Varsity, Calgary, Alberta

Welcome to this well-maintained family home nestled in the heart of Varsity Estates. Situated on an expansive 11,800+ sq ft lot on a quiet cul-de-sac, this rare gem offers a peaceful retreat surrounded by mature trees, lush landscaping, and direct siding onto a serene golf course—complete with a custom privacy wall for ultimate seclusion. Step inside to discover a spacious and sun-filled main floor featuring a large living room with a beautiful bay window, a dining room and an inviting office/atrium space at the rear with wall-to-wall windows. The eat-in kitchen is ready for your design with easy access to the backyard, garage, laundry room and 2-piece powder room. Just off the kitchen is another family room with sliding doors to the back deck. Upstairs you'll find four bedrooms, along with the main 4-piece bathroom. The massive primary bedroom has double closets and a 3-piece ensuite. The basement is unfinished and waiting for that right person to transform it. This home does not lack for storage space. A double attached garage and an extra-long driveway provide parking for up to 6 vehicles—perfect for hosting guests or multi-vehicle households. Enjoy the unbeatable location close to schools, scenic pathways, parks, playgrounds and shopping—all while living in one of Calgary's most prestigious and family-friendly neighbourhoods. Don't miss your chance to own a slice of Varsity Estates—where location, lot size, and lifestyle



come together.

Built in 1972

Essential Information

MLS® #	A2228340
Price	\$1,179,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,232
Acres	0.27
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	116 Varsity Green Bay Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B3A7

Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Range, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Yard

Lot Description Back Yard, Cul-De-Sac, Front Yard, Landscaped, Many Trees, On Golf Course, Sloped

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 13th, 2025

Days on Market 2

Zoning R-CG

Listing Details

Listing Office MaxWell Canyon Creek

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