

# \$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        8  
Zoning                    R-CG

**Listing Details**

Listing Office            MaxWell Canyon Creek

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