

**39 Varsity Estates Park NW
Calgary, Alberta**

MLS # A2276925



\$749,900

Division:	Varsity		
Type:	Residential/Other		
Style:	1 and Half Storey		
Size:	2,045 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind, Rectang		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 717
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, See Remarks, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Experience the perfect "right-size" lifestyle in this meticulously renovated end-unit townhouse. Backing directly West onto a serene park, this home offers the ease of main-floor living with a stunning primary ensuite featuring in-floor heating, a dual vanity, and an oversized walk-in shower. The chef's kitchen shines with new quartz counters, a gas cooktop, and built-in wall oven. Guests will love the private upper loft—complete with a bedroom, full bath, and spacious lounge. The finished basement adds a rec room, additional bath, and a dedicated woodshop for hobbyists. Enjoy summer evenings on your new composite deck overlooking the greenspace. Steps from Varsity Plaza and Silver Springs Golf Course. Luxury, location, and lock-and-go convenience.