

**13, 803 Varsity Estates Drive NW
Calgary, Alberta**

MLS # A2304862



\$439,000

Division:	Varsity		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,186 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Suspended Ceiling, Vinyl Windows		

Inclusions: none

A unique design in VARSITY ACRES, awesome LOCATION (WALK TO Dalhousie LRT, TWO TRAIN STATIONS TO THE U OF C), Walk to Shopping, Sir Winston Churchill High School, VERY LOW CONDO FEES, and an ATTACHED SINGLE GARAGE make this Varsity townhome a standout for first-time buyers, a young family, or as a rental property. A covered front porch is a welcome feature from the elements. Here is your chance at this unique property and to live in one of Calgary's most desired communities, that is close to Nose Hill Park, Foothills Hospital, Albert's Children's hospital, and Market Mall. UPGRADES INCLUDE (As of APRIL 24, 2026): ALL CEILING, WALLS, BASEBOARDS, FRONT DOOR, FIREPLACE MANTLE PAINTED, 4 NEW LIGHT FIXTURES. ALSO, NEWER WINDOWS (KITCHEN, 2 BEDROOMS, AND MASTER (3 PANE), VINYL PLANKS 2 BEDROOMS, WASHER/DRYER 2023, FURNACE (AROUND 2016)) ***MAIN FLOOR*** A spacious foyer with big closets opens to the kitchen, which features a spacious layout with plentiful cabinetry and counter space. Natural light from the window over the sink is a fantastic element, and this room offers a great opportunity to update to your taste. An adjacent dining area is perfect for family dinners. In the living room, an actual wood-burning FIREPLACE and original hardwood floors add a wonderful character, and sliding glass doors to the deck flood the space with amazing sunshine from the south. ***UPPER FLOOR*** Upstairs, the primary bedroom has been refreshed with vinyl plank flooring. Large closets and cheater access to the main bathroom makes this feel like a self-contained retreat, and there is also a private vanity with a sink. There are two more bedrooms on this level, one of which includes a BALCONY. ***BASEMENT*** The Partly finished basement begins with a

family room, the ideal hangout on movie night. The utility room also holds a laundry area with a newer washer and dryer and a huge amount of storage. A ROUGH-IN FOR A CENTRAL VAC is ready for your system. Plus, a COLD ROOM is fantastic for pantry items or a wine collection. Outside, the DECK enjoys the shade of a mature tree and has new steps. This unit really feels like it has its own yard. It's one of only a few with south exposure, and the staggered orientation creates a nicely secluded spot just for you. ***THE AREA*** This home is in a self-managed complex with incredibly LOW CONDO FEES, and amazingly well-located in a hidden pocket of the community. Behind the societal complex, SOCCER, BASEBALL FIELDS and PARKS give it a lovely serene setting, and pathways wind throughout the neighbourhood as well. A longer adventure will take you to the golf course and extensive off leash parks that run along the Bow River. In the other direction, a huge array of amenities is available at Crow Square just across the street, or a 5 minute walk over to Dalhousie Station to find everything you could need. Commuters will love quick access to both Crowchild Trail and the LRT, while students will appreciate proximity to the University.