

# \$1,099,900 - 3 Varsity Ridge Terrace Nw, Calgary

MLS® #A2246755

**\$1,099,900**

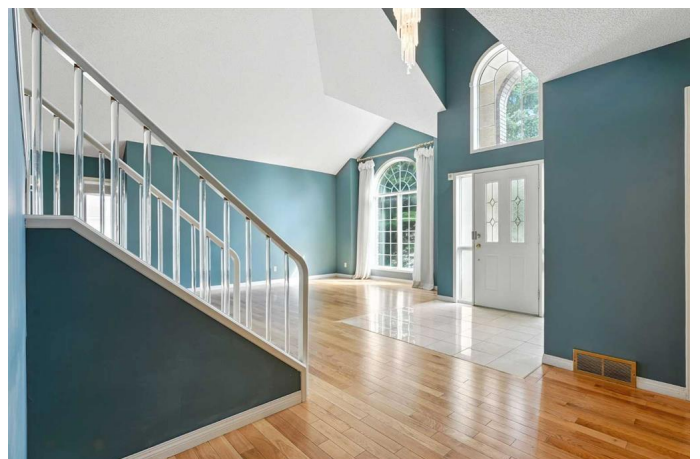
3 Bedroom, 3.00 Bathroom, 2,485 sqft

Residential on 0.14 Acres

Varsity, Calgary, Alberta

**PRICE REDUCTION!!** This lovingly maintained 2-storey split on a prime corner lot in the heart of Varsity Estates Terrace showcases soaring vaulted ceilings, a striking acrylic-spindle staircase, and large windows that bathe the gleaming marble, hardwood, and ceramic floors in natural light. The main floor offers an expansive entryway, formal living and dining rooms, and a kitchen appointed with Corian counters, custom cabinetry, black appliances, and a walk-in pantry, opening to a cozy family room with a wood-burning fireplace. From here, step out to a private deck and mature landscaped backyard. A den/guest room, laundry room, and powder room complete the main level. Upstairs, the palatial primary retreat features a renovated 5-piece ensuite with a jetted tub, spacious separate shower, dual sinks, granite counters, and a walk-in closet. Two additional bedrooms and a partially renovated 4-piece bath complete the upper level. The full unfinished basement provides ample storage area and a great space for future development.

Wrapped in classic brick and stucco with a durable clay tile roof, double garage, upgraded furnaces (2), and recently added Central A/C, this former show home blends timeless quality with comfort in one of Calgary's most desirable communities. Cherished by the same family since it was custom-built in 1989, this home is ready for its next chapter. Will it be yours? Contact your favourite REALTOR® today to book a private showing!



Built in 1989

## Essential Information

MLS® #	A2246755
Price	\$1,099,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,485
Acres	0.14
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

## Community Information

Address	3 Varsity Ridge Terrace Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4Y2

## Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, On Street
# of Garages	2

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows, Track Lighting
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Balcony, Private Yard, Rain Gutters
Lot Description	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Many Trees, Rectangular Lot, Street Lighting
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 21st, 2025
Days on Market	3
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Benchmark
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