

\$2,825,000 - 18 Varsplain Place Nw, Calgary

MLS® #A2217734

\$2,825,000

4 Bedroom, 4.00 Bathroom, 3,505 sqft

Residential on 0.22 Acres

Varsity, Calgary, Alberta

Tucked away on a quiet cul-de-sac in one of Calgary's most desirable communities, this 4 bedroom, 4-bath 2023 custom-built luxury family home offers 5,400+ sq ft of refined functional living space. Built on a 9601 sq ft lot with a SE backyard surrounded by mature trees and winding pathways, this home is an architectural & structural masterpiece. From the stunning "sunroom" with massive windows, to the gorgeous chef's kitchen and spa-like primary suite, every inch of this elegant home blends comfort, sophistication, and smart design. Features include: grand 10' ceilings, radiant in-floor heating everywhere (including garage and storage areas), power Hunter Douglas blinds, Lutron smart lighting, and a sun-soaked backyard with magnificent covered lower and upper level decks. The main floor features a central living/dining/kitchen area, office, a flex-room affectionately referred to as the "sunroom", a mudroom with one of two laundry areas + a 2 piece powder room. The garage is oversized and heated, with epoxy floors, trench drain & hosebib with hot & cold water. Upstairs features two large bedrooms, a full bath, a second laundry room, and a luxurious primary suite with steam shower, custom closet area with massive windows & spectacular covered balcony with heated outdoor storage. The fully developed basement includes a recreation room with wet bar, full bath with dry sauna, guest bedroom, and an impressive oversized



mechanical/control room, and dedicated storage.

Built as a personal residence by a seasoned mechanical systems expert, this home goes beyond conventional standards & epitomizes the definition of quality. With insulated concrete form (ICF) walls, slab concrete floors on every level, 19 adjustable radiant heat zones, and commercial-grade structural integrity, it delivers unmatched durability, soundproofing, air quality, and energy performance. This home is engineer-certified and crafted for minimal future maintenance and maximum peace of mind.

Your family will love the picturesque, expansive pathway system as you walk to nearby University District & U of C. A short distance to Alberta Children’s Hospital, Market Mall, and many nearby top-rated & specialty schools. Rarely does a home of this quality come to market—this is a must-see.

Built in 2023

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2217734 |
| Price | \$2,825,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 3,505 |
| Acres | 0.22 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|---------|-----------------------|
| Address | 18 Varsplain Place Nw |
|---------|-----------------------|

| | |
|-------------|---------|
| Subdivision | Varsity |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3A 0C7 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 6 |
| Parking | Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, Oversized |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Sauna, Smart Home, Storage, Sump Pump(s), Suspended Ceiling, Wet Bar, Walk-In Closet(s) |
| Appliances | Dishwasher, Refrigerator, Central Air Conditioner, Bar Fridge, Dryer, Garage Control(s), Gas Oven, Humidifier, Microwave, Washer, Window Coverings, Wine Refrigerator, Water Softener |
| Heating | Heat Pump, In Floor, Natural Gas, Radiant, See Remarks, Zoned |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line |
| Lot Description | Back Yard, Level, Cul-De-Sac, Underground Sprinklers |
| Roof | Asphalt Shingle |
| Construction | Composite Siding, Concrete, ICFs (Insulated Concrete Forms), See Remarks |
| Foundation | Poured Concrete, ICF Block, See Remarks |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 2nd, 2025 |
| Days on Market | 13 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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