



**1032 Varsity Estates Drive NW
Calgary, Alberta**

MLS # A2316429



\$988,000

Division:	Varsity		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,027 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, No Back Lane,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Concrete	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, See Remarks		

Inclusions: Yard Shed

Welcome to Varsity Estates, one of Northwest Calgary's most sought-after premier neighbourhoods. This charming two-storey family home offers a wonderful opportunity to own in an established community while adding your own personal updates and design vision. Priced to reflect its current condition, the property features a generous 60 x 120-foot lot and 2,027 square feet above grade. Spacious backyard with large deck area, storage shed and very private with no rear back lane. The exterior showcases a timeless combination of cedar and brick, complemented by a durable 50/75-year concrete roof system. Inside, the main floor offers an excellent layout with five spacious principal rooms, including the kitchen, a breakfast nook overlooking the backyard, a very large living room, and a welcoming family room highlighted by a beautiful stone fireplace and patio doors leading to the expansive backyard and deck. A semi-formal dining room with elegant French doors adds further character and functionality, while main-floor laundry and a convenient two-piece powder room enhance everyday living. Upstairs, the home is well suited for a growing family, offering four generously sized bedrooms, including a primary suite with a full ensuite bath, as well as an additional full main bathroom. With the plumbing and layout already in place, this is an excellent opportunity to renovate, possibly extend overtop the garage and make the home your own. The lower level remains undeveloped, providing a blank canvas for future customization to suit your needs. Newer hot water tank and furnace in 2021/2022. Ideally situated just one street from the golf course and close to parks, schools, shopping, and major traffic routes. This property also enjoys walking-distance access to Dalhousie Station, CTrain, shops, and restaurants.