



GRASSROOTS
REALTY GROUP

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540 Varsity Estates Place NW
Calgary, Alberta

MLS # A2326211



\$1,250,000

Division:	Varsity		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,902 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.27 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, No Neigh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Central Vacuum, Sauna		

Inclusions: Bar Set

Welcome to this lovingly maintained family home, cherished by the same owners for nearly 50 years and situated on an exceptional over $\frac{1}{4}$ -acre lot in one of the area's most peaceful and desirable cul-de-sacs. With 4 bedrooms upstairs, this home offers the ideal layout for growing families seeking safety, privacy, and room to create lasting memories. Enjoy the rare benefit of no neighbours in front or behind, providing a tranquil setting surrounded by nature. The expansive backyard is truly a standout feature—your own private playground with endless possibilities. Whether it's tossing a baseball or football, setting up a badminton match, creating a winter ice rink, or simply letting the kids run free, this incredible outdoor space is designed for family fun in every season. Spend evenings gathered around the fire pit on the large deck, roasting marshmallows beneath the stars while enjoying the privacy and serenity of your own backyard retreat. Ideally located beside the Silver Springs Golf Course and just minutes from Crowchild Square, the LRT, excellent schools, the University of Calgary, and Foothills Hospital, this home combines an unbeatable location with a lifestyle centred on family, community, and outdoor living. This is more than just a house—it's a place where generations of memories are made, and where your family's next chapter can begin.