



GRASSROOTS
REALTY GROUP

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36 Varsity Estates Court NW
Calgary, Alberta

MLS # A2341755



\$1,120,000

Division:	Varsity		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,005 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.27 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Landscaped, Level, NO		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Breakfast Bar, Central Vacuum, Chandelier, Granite Counters, No Animal Home, No Smoking Home, Pantry, See Remarks, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Varsity Estates — an exceptional opportunity in one of Calgary's most prestigious communities. Situated on a quiet cul-de-sac, this home sits on one of the largest lots in the area, offering immense potential for future expansion, redevelopment, or simply enjoying the existing space. Surrounded by wide streets, mature trees, and near a golf course and huge parks, the location offers unmatched lifestyle and privacy. Perfect for families and entertainers alike, the massive backyard is equipped with built-in play facilities, including a slide, swings, playhouse, and sandbox. There's also a granite-topped BBQ station, a firepit area, and plenty of room for private outdoor gatherings such as birthday parties or summer barbecues. Inside, you'll find a spacious and functional main floor layout featuring a large kitchen with ample cabinetry, granite countertops, high-end KitchenAid appliances, and an eating space/lounge; a comfortable dining area; wide & bright living area with a bay window; a cozy family room with a gas fireplace; a flex room that can be used as an additional bedroom or an office room; a 2-piece powder room; and a laundry area. In addition to two generously sized bedrooms and a 4-piece washroom, the primary bedroom completes upstairs with a walk-in closet and a private ensuite including a jetted tub. The fully finished basement includes a huge bedroom, living/recreational area, and a 4-piece washroom — ideal for guests, teens, extended family or man's cave. The basement also includes a massive storage area. Freshly painted with elegant chandeliers (included), central air conditioning, and thoughtful updates throughout to add to the comfort and style of the home. The oversized double garage easily fits two large vehicles, and the extended driveway provides space for six additional cars — perfect for large families or

entertaining guests. Location is unbeatable, and this home delivers on all fronts: 7 min walk to Dalhousie LRT Station & then few stations away from UofC & Downtown 1 min drive to major highways, yet nestled in a quiet neighbourhood 4 min drive to Market Mall 6 min drive to Northland Village 8 min drive to Alberta Children's Hospital 12 min drive to Foothills Medical Centre 15 min drive to Calgary Downtown Educational access is top-notch! Catholic Schools TLC Program French Immersion Spanish Bilingual Highly Rated Elementary & Junior High Schools Calgary's Ranked #1 Public High School under CBE — Sir Winston Churchill High School University of Calgary All within 5~12 min driving distance This is a rare opportunity to own such a premium property in a highly sought-after estate community, surrounded by green space, golf courses, and top amenities. Whether you're looking to move in, expand, or build new, this is a home you don't want to miss. Book your private showing today and explore all that this gem has to offer!