



GRASSROOTS
REALTY GROUP

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36 Varsity Estates Court NW
Calgary, Alberta

MLS # A2351434



\$999,000

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:	220 Volt Wiring, Additional Parking, Concrete Driveway, 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-C1
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		

| OPEN HOUSE SAT/SUN 11:00AM-3:00PM | Listed below market price for a FAST SALE, with an appraised value of \$1.185M (see attached document) | 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 VARSITY, offering a beautiful park-like setting, mature trees, and occasional wildlife sightings. Perfect for families and entertainers, the massive backyard features a slide, swings, playhouse, sandbox, granite-topped BBQ station, and firepit area, with plenty of room for birthday parties and summer gatherings. Inside, the spacious main floor offers a large kitchen with ample cabinetry, granite countertops, high-end KitchenAid appliances, and an eating space/lounge; a comfortable dining area; a bright living room with a bay window; a cozy family room with a gas fireplace; a flex room ideal for an office or additional bedroom; a 2-piece powder room; and a laundry area. Upstairs features two generously sized bedrooms, a 4-piece bathroom, and a primary bedroom with a walk-in closet and private ensuite with a jetted tub. The fully finished basement offers a huge bedroom, living/recreation area, 4-piece bathroom, and massive storage space, ideal for guests, teens, or extended family. Freshly painted, with elegant chandeliers included, central A/C, and thoughtful updates throughout. The oversized double garage accommodates two large vehicles, while the extended driveway provides parking for six additional cars. Enjoy an unbeatable location: a 7-minute walk to Dalhousie LRT, quick highway access, and convenient drives to Market Mall, Northland Village, Alberta Children's Hospital, Foothills Medical Centre, downtown, schools, and the University of Calgary. Beyond being a fantastic family home, this property offers

compelling potential for INVESTORS and buyers looking toward the future. The expansive lot, park-like surroundings, and prestigious Varsity Estates location provide opportunities to explore future expansion or redevelopment (subject to applicable approvals) or EXCELLENT AIRBNB OPPORTUNITY! Estimated monthly revenue of \$12,000 in summer and \$6,000 in winter, offering buyers an opportunity to investigate the property's short-term rental potential. Revenue estimates, applicable regulations, and permitted use should be independently verified. With its rare combination of a premium location, an exceptionally large lot, extensive parking, and versatile living space, this property offers options for both homeowners and investment-minded buyers. Whether you envision settling into Varsity Estates, enjoying the incredible outdoor space, or exploring the property's future potential, this is an opportunity worth seeing. BOOK YOUR PRIVATE SHOWING TODAY!