



36 Varsity Estates Court Calgary Alberta

\$1,490,000

Welcome to 36 Varsity Estates Court NW - an exceptional opportunity in one of Calgary's most prestigious communities. Situated on a quiet cul-de-sac in Varsity Estates, 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 layout featuring a large kitchen with ample cabinetry, a comfortable living area, and a primary bedroom complete with a walk-in closet and private ensuite. The fully finished basement includes a full bedroom, full bathroom --ideal for guests, teens, extended family or man's cave. The basement also includes a massive storage area. Elegant chandeliers (included), central air conditioning, and thoughtful updates throughout 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 four additional cars--perfect for families or entertaining guests. Location is everything, and this home delivers on all fronts: 7-minute walk to Dalhousie LRT Station, 1-minute drive to major highways, yet nestled in a quiet neighbourhood. Two LRT stops from University Station, 4 min drive to Market Mall, 5 min drive to the University of Calgary, 6 min drive to Northland Village, 8 min drive to Alberta Children's Hospital, 12 min drive to Foothills Medical Centre. Educational access is top-notch, with walking-distance pr...

Bedroom 16.25 Ft x 12.42 Ft

Recreational, Games room 14.00 Ft x 12.75 Ft

4pc Bathroom 8.50 Ft x 5.33 Ft

Furnace 25.92 Ft x 21.33 Ft

Living room 17.33 Ft x 13.42 Ft

Family room 16.33 Ft x 13.42 Ft

Other 6.50 Ft x 5.83 Ft

2pc Bathroom 6.83 Ft x 2.42 Ft

Laundry room 6.08 Ft x 5.67 Ft

Primary Bedroom 18.67 Ft x 12.25 Ft

Other 6.33 Ft x 6.08 Ft

5pc Bathroom 10.17 Ft x 7.92 Ft

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Listing Presented By:



Originally Listed by:
CIR Realty



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Other 17.92 Ft x 13.42 Ft

Dining room 13.42 Ft x 9.42 Ft

Bedroom 12.00 Ft x 10.17 Ft

Bedroom 13.42 Ft x 9.25 Ft

Bedroom 10.67 Ft x 10.17 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft