



# 1220 Varsity Estates Road Calgary Alberta

\$1,269,000

Location! Location!Location! A truly rare opportunity in the heart of the sought after community of Varsity Estates. This is the very first time this rare custom-built home is being offered for sale. A perfect fit for those looking to renovate or build their dream house in one of the best neighbourhoods in Calgary. Offering over 2600 square foot of indoor living space, this mid-century modern home built in 1971 is a one of kind as it was designed by the original home owners who had a passion for architecture and design. Recent upgrades include newer Pella windows with built-in blinds and newer high efficiency furnaces, newer garage doors and professional landscaping in the backyard. The 4-level split is placed on a huge lot 70'x120' (8395 sq.ft) with mature trees offering lots of green space for outdoor enthusiasts. As you enter this cherished home you are welcomed by a fabulous circular staircase and built-in planter that leads you to large living room with a large bay window and a cozy wood burning fireplace with a built-in gas starter. The dining room located adjacent to the living room has a sliding door to the patio for ease of outdoor dining. The kitchen has swinging doors to the dining and living rooms and an eat in nook with views of the beautiful backyard. The family room/den completes the main floor and offers original wood paneling, built-ins and a sliding patio door. The second floor, open to below is ahead of its time with a primary bedroom and ensuite, two secondary bedrooms, both with original hardwood floors and large closets, and a 5-piece family bathroom. The basement offers an additional wood burning fireplace and makes a great recreation room for games and TV watching, gym or hobby area. Varsity is known to be one of the best NW communities and was previously voted #1 in Avenue Magazine. Conveniently located and walking distance to pl...

3pc Bathroom 10.58 Ft x 7.17 Ft

5pc Bathroom 9.33 Ft x 6.75 Ft

Bedroom 13.42 Ft x 12.75 Ft

Bedroom 10.08 Ft x 12.08 Ft

Primary Bedroom 16.33 Ft x 12.75 Ft

Recreational, Games room 26.17 Ft x 19.58 Ft

Furnace 6.67 Ft x 7.83 Ft

2pc Bathroom 6.33 Ft x 4.42 Ft

Dining room 13.17 Ft x 10.92 Ft

Family room 12.75 Ft x 15.92 Ft

Foyer 14.08 Ft x 7.00 Ft

Other 13.17 Ft x 11.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Real Estate Professionals Inc.

<http://bloomgroup.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Storage 8.50 Ft x 7.67 Ft

Living room 19.25 Ft x 23.42 Ft

Storage 3.83 Ft x 5.08 Ft