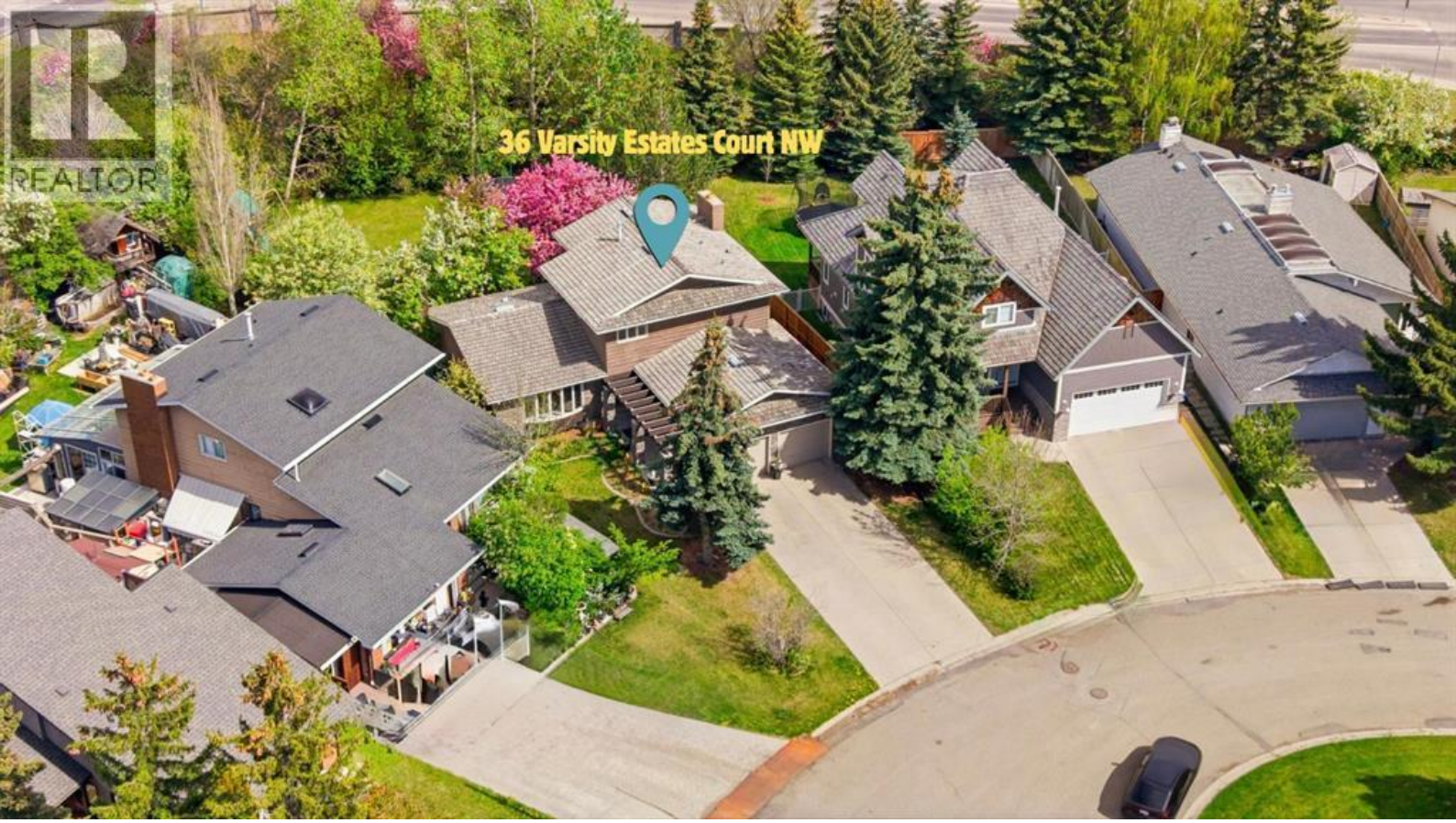


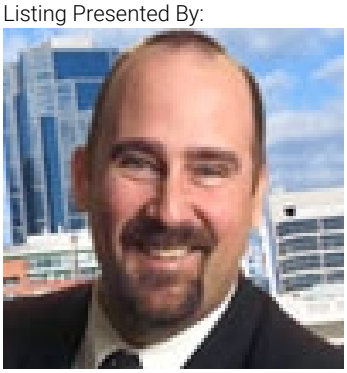
36 Varsity Estates Court Calgary Alberta

$1,000,000

OPEN HOISE >> SAT NOV 7: 11:00AM - 1:00PM | SUN NOV 8: 1:00PM - 3:00PM | Appraised Value: $1.185M (see attached document) | Listed below Market Price for Quick Sale 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 INVESTO...

Bedroom 16.25 Ft x 12.42 Ft
Recreational, Games room 14.17 Ft x 12.75 Ft
4pc Bathroom 8.50 Ft x 5.42 Ft
Furnace 24.00 Ft x 17.25 Ft
Living room 17.50 Ft x 13.42 Ft
Dining room 13.42 Ft x 9.42 Ft
Other 17.92 Ft x 13.42 Ft
Family room 16.25 Ft x 13.42 Ft
Bedroom 9.50 Ft x 10.17 Ft
Other 9.42 Ft x 6.17 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
Bedroom 11.08 Ft x 9.25 Ft
Bedroom 10.67 Ft x 10.25 Ft
4pc Bathroom 7.83 Ft x 4.92 Ft

Listing Presented By:



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