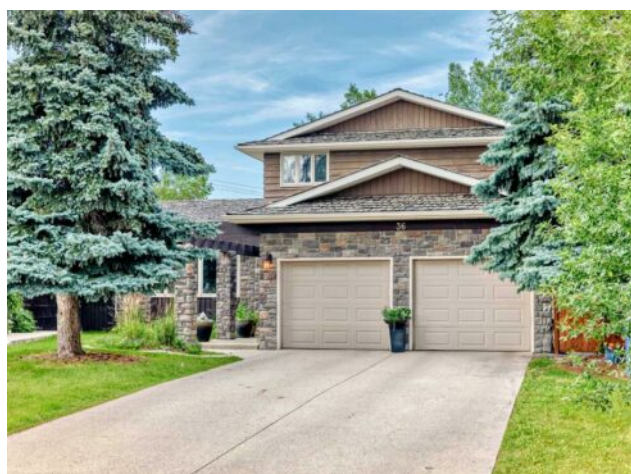


36 Varsity Estates Court NW
Calgary, Alberta

MLS # A2246502



\$1,590,000

Division:	Varsity		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,982 sq.ft.	Age:	1979 (46 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, Partially Finished	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		

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 proximity to 2 middle schools, 1 elementary school, Catholic options, and designation to Calgary's top-rated public high school, Sir Winston Churchill. This is a rare chance to own 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 Varsity Estates gem has to offer!