

\$1,490,000 - 36 Varsity Estates Court Nw, Calgary

MLS® #A2246502

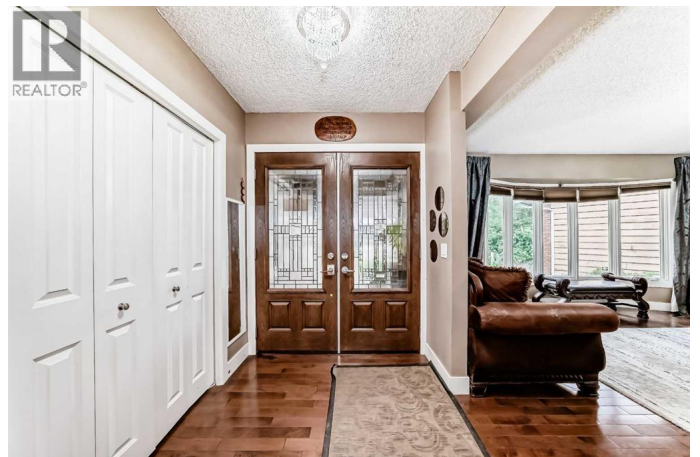
\$1,490,000

5 Bedroom, 4.00 Bathroom, 1,982 sqft

Single Family on 0.27 Acres

Varsity, Calgary, Alberta

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 Station1-minute drive to major highways, yet nestled in a quiet neighbourhoodTwo LRT stops from University Station4 min drive to Market Mall5 min drive to the University of Calgary6 min drive to Northland Village8 min drive to Alberta Children's Hospital12 min drive to Foothills Medical CentreEducational 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! (id:6289)

Built in 1979

Essential Information

Listing #	A2246502
Price	\$1,490,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	1,982
Acres	0.27
Year Built	1979
Type	Single Family
Sub-Type	Freehold

Community Information

Address	36 Varsity Estates Court Nw
Subdivision	Varsity
City	Calgary

Province Alberta
Postal Code T3B5B1

Amenities

Amenities Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping
Features Cul-de-sac, Treed, See remarks, No neighbours behind, No Animal Home, No Smoking Home, Level
Parking Spaces 6
Parking Attached Garage
of Garages 2

Interior

Appliances Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Microwave, Freezer, Hood Fan, Window Coverings, Garage door opener
Heating Natural gas Forced air
Cooling Central air conditioning
Fireplace Yes
of Fireplaces 1
of Stories 2
Has Basement Yes

Exterior

Exterior Stone, Wood siding
Exterior Features Fruit trees, Garden Area, Landscaped
Construction Wood frame
Foundation Poured Concrete

Listing Details

Listing Office CIR Realty



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Listing information last updated on October 14th, 2025 at 2:46am PDT