# \$1,350,000 - 1257 Varsity Estates Road Nw, Calgary

MLS® #A2264190

## \$1,350,000

7 Bedroom, 4.00 Bathroom, 2,273 sqft Single Family on 0.22 Acres

Varsity, Calgary, Alberta

This cherished family residence sits on an oversized 96' wide parcel with approved subdivision in place (supplements available upon request). With close to 10,000 sqft of land, the property offers endless options: enjoy the home as-is, redesign the existing space, or take advantage of the subdivision approval to create two exceptional building sites. The setting is one-of-a-kind, with a 10-acre park directly across the street and another green space tucked just behind the backyard fence. Privacy, views, and room to grow make this one of the most unique opportunities in Varsity Estates. The two-storey home itself has been lovingly cared for by the original owners, with important updates already complete: new roof (2021), dual high-efficiency furnaces (2024), hot water tank (2021), underground sprinklers, and European-style windows upstairs. Hardwood floors, abundant natural light from north-south exposure, and a traditional layout highlight the warmth of this classic design.Inside you'II find:Main flooroversized living room, formal dining, family room with fireplace, and a bright eat-in kitchen. Upper floor - five bedrooms, including a primary suite with ensuite, walk-in closet, and rooftop terrace (with potential to be enclosed for more living space). Lower level two bedrooms with Jack & Jill bath, large recreation room, storage, and wine room. The backyard feels like a private park, with mature trees, patio space, and a greenhouse/shed. A 300 sqft covered front verandah faces south,







perfect for morning coffee or evening sunsets. The oversized finished garage with workbench and extended driveway provides plenty of parking. Varsity Estates is known for its schools, golf course, parks, and proximity to U of C, hospitals, shopping, and transit. This property is not only a beautiful family home, but also a rare land opportunity with subdivision approval already secured. (id:6289)

Built in 1972

#### **Essential Information**

Listing # A2264190 Price \$1,350,000

Bedrooms 7
Bathrooms 4.00

Half Baths 1

Square Footage 2,273
Acres 0.22
Year Built 1972

Type Single Family

Sub-Type Freehold

# **Community Information**

Address 1257 Varsity Estates Road Nw

Subdivision Varsity
City Calgary
Province Alberta
Postal Code T3B2W3

#### **Amenities**

Amenities Golf Course, Park, Playground, Schools, Shopping Features See remarks, No neighbours behind, French door

Parking Spaces 8

Parking Attached Garage, Concrete, Street

# of Garages 2

View View

## Interior

Appliances Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Hood Fan,

Window Coverings, Garage door opener

Heating Natural gas Other, Forced air

Cooling None

Fireplace Yes

# of Fireplaces 1

# of Stories 2

Has Basement Yes

## **Exterior**

Exterior Stucco

Exterior Features Landscaped, Lawn

Construction Wood frame

Foundation Poured Concrete

# **Listing Details**

Listing Office Coldwell Banker Mountain Central





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