

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

MLS® #A2270161

\$1,000,000

5 Bedroom, 4.00 Bathroom, 2,005 sqft

Residential on 0.27 Acres

Varsity, Calgary, Alberta

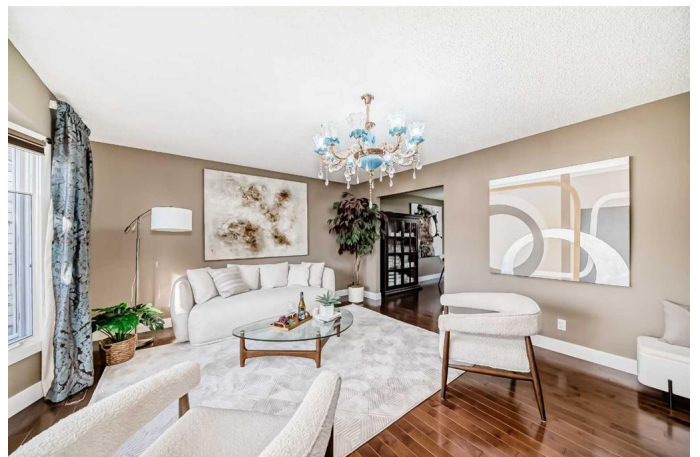
*** PRICE REDUCED FOR QUICK SALE!
EXPECT BIDDING!! ALL OFFERS WILL BE
REVIEWED ON SUNDAY 9 PM ***

*** OPEN HOUSE | NOV 22 & 23 | SAT &
SUN | 11AM - 3PM ***

Welcome to 36 Varsity Estates Court NW â€” an exceptional opportunity in one of Calgaryâ€™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 main floor layout featuring a large kitchen with ample cabinetry, granite countertops, high-end KitchenAid appliances, and an eating space/lounge; a comfortable dining area; wide & bright living area with a bay window; a cozy family room with a gas fireplace; a flex room



that can be used as an additional bedroom or an office room; a 2-piece powder room; and a laundry area.

In addition to two generously sized bedrooms and a 4-piece washroom, the primary bedroom completes upstairs with a walk-in closet and a private ensuite including a jetted tub. The fully finished basement includes a huge bedroom, living/recreational area, and a 4-piece washroom – ideal for guests, teens, extended family or man's cave. The basement also includes a massive storage area.

Freshly painted with elegant chandeliers (included), central air conditioning, and thoughtful updates throughout to 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 large families or entertaining guests.

Location is unbeatable, 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 opportunity to own such 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 gem has to offer!

Built in 1979

Essential Information

MLS® #	A2270161
Price	\$1,000,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,005
Acres	0.27
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	36 Varsity Estates Court Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5B1

Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	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), Bidet
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Freezer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard, Barbecue, Garden, Outdoor Kitchen, Playground
Lot Description	Back Yard, Fruit Trees/Shrub(s), Landscaped, Level, Private, Treed, Cul-De-Sac, Garden, No Neighbours Behind, Pie Shaped Lot, See Remarks
Roof	Cedar Shake
Construction	Stone, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 11th, 2025
Days on Market	9
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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