



**GRASSROOTS**  
REALTY GROUP

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**1257 Varsity Estates Road NW**  
**Calgary, Alberta**

**MLS # A2273394**



**\$1,350,000**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,273 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front, On Street		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Landscap		

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Bookcases, Built-in Features, Central Vacuum, French Door, Storage, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

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'll find: Main floor- oversized 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.