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

MLS® #A2264190

\$1,350,000

7 Bedroom, 4.00 Bathroom, 2,273 sqft Residential 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 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.

Built in 1972

Essential Information

MLS® # A2264190 Price \$1,350,000

Bedrooms 7

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,273
Acres 0.22
Year Built 1972

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 1257 Varsity Estates Road Nw

Subdivision Varsity City Calgary County Calgary Province Alberta T3B 2W3 Postal Code

Amenities

Parking Spaces 8

Parking Concrete Driveway, Double Garage Attached, Garage Faces Front, On

Street

of Garages 2

Interior

Interior Features Bookcases, Built-in Features, Central Vacuum, French Door, Storage,

Walk-In Closet(s)

Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, **Appliances**

Refrigerator, Washer, Window Coverings

Fireplace(s), Forced Air, Natural Gas Heating

Cooling None Fireplace Yes 1

of Fireplaces

Fireplaces Brick Facing, Family Room, Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, Garden, Private Yard, Storage

Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Lot Description

Landscaped, Lawn, Many Trees, No Neighbours Behind, Private.

Rectangular Lot, See Remarks, Street Lighting, Views

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Poured Concrete Foundation

Additional Information

Date Listed October 13th, 2025

Days on Market 1

R-CG Zoning

Listing Details

Listing Office Coldwell Banker Mountain Central

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