



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1511 VARSITY ESTATES Drive, Calgary T3B 3Y4**

MLS® #: **A2159548**      Area: **Varsity**      Listing Date: **09/13/24**      List Price: **\$1,490,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1974**  
Lot Information  
 Lot Sz Ar: **9,827 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,705**  
 Low Sqft:  
 Ttl Sqft: **2,705**

DOM

**6**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **4.0 (3 2)**  
 Style: **2 Storey**

Parking

Ttl Park: **6**  
 Garage Sz: **2**

Access:

Lot Feat:

**Back Yard,Backs on to Park/Green Space,Front Yard,Low Maintenance Landscape,No Neighbours Behind,On Golf Course,Private,Treed,Views**

Park Feat:

**Double Garage Attached,Insulated,Oversized,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,Built-in Barbecue,Outdoor Kitchen,Private Yard**

Construction: **Brick,Vinyl Siding**  
 Flooring: **Carpet,Ceramic Tile,Laminate,Slate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Freezer,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Granite Counters,Pantry,Storage,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>16`2" x 13`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`1" x 13`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>15`7" x 13`2"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`1" x 12`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`6" x 12`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>15`2" x 9`6"</b>
<b>Game Room</b>	<b>Basement</b>	<b>26`4" x 14`7"</b>

Room	Level	Dimensions
<b>Sunroom/Solarium</b>	<b>Main</b>	<b>11`11" x 9`7"</b>
<b>Family Room</b>	<b>Main</b>	<b>29`3" x 12`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`0" x 5`0"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>12`0" x 4`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`2" x 11`11"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`6" x 5`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>23`11" x 11`6"</b>

**Bedroom**  
**2pc Ensuite bath**

**Basement**  
**Basement**

**19`1" x 11`5"**  
**7`7" x 2`10"**

**3pc Bathroom**  
**Laundry**  
Legal/Tax/Financial

**Basement**  
**Main**

**8`5" x 6`11"**  
**13`1" x 8`1"**

Title:  
**Fee Simple**  
Legal Desc:

**1846LK**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**Highly sought after VARSITY ESTATES property with its SOUTHWEST facing backyard BACKING ONTO THE GOLF COURSE. This amazing property features 4,220 sqft of total living space and sits on an almost 10,000 sqft lot. The (custom built) kitchen has granite counters and comes with a pantry and an additional SUNROOM which makes for a bright and sunny extension looking out over your back yard. The main floor also has a large living room, formal dining room and a cozy family room. Both the living and family room have a gas fireplace. The sunroom, the living room and a separate back door, all walk out onto a large deck leading into the back yard. The main floor is completed with a 2pc bath and large laundry room. The UPPER level has FOUR good sized bedrooms, one ensuite, a full bathroom and plenty of storage space. One of the bedrooms walks out onto a balcony overlooking the back yard. The basement has (potentially) TWO MORE BEDROOMS; one of them is currently being used as a theatre room, is soundproofed and comes with a 2pc bathroom. The other bedroom used to be a live-in nanny suite with its own ensuite. This lower level is completed with a family room (partly used now as an office), utility room and cold room. Lots of storage options here as well. The attached double garage is insulated and oversized. There is RV PARKING on the north side of the house. Several updates have been made throughout the years: AIR CONDITIONING, vinyl windows, two furnaces (2017), new dishwasher and stove (2019). Besides backing onto the Silver Springs golf course, your future home is close to schools, shops and restaurants, as well as Varsity's walk and bike paths. Reserve your showing spot now so you won't miss out on this great location and home as such an exceptional property doesn't often come on the market.**

Inclusions:  
Property Listed By:

**All window coverings, all light fixtures, alarm system built-in, 2 garden sheds, built-in kitchen/ BBQ in back yard and safe in cold room. Water softener is as is. Real Estate Professionals Inc.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











