



THE
A-TEAM

**RE/MAX
FIRST**

1036 VARSITY ESTATES Drive, Calgary T3B 3B2

MLS®#: **A2199109**

Area: **Varsity**

Listing Date: **03/06/25**

List Price: **\$1,180,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1975**

Finished Floor Area

Abv Sqft: **2,508**

Low Sqft:

Ttl Sqft: **2,508**

Lot Information

Lot Sz Ar: **7,911 sqft**

Lot Shape:

DOM

3

Layout

Beds: **4 (4)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Landscaped,Lawn,Level,Rectangular Lot,Treed**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Brick,Cedar

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,ENERGY STAR Qualified Dishwasher,Freezer,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s)

Int Feat:

Ceiling Fan(s),Central Vacuum,French Door,Granite Counters,Kitchen Island

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	
Family Room	Main	61`9" x 45`5"
Laundry	Main	30`11" x 44`0"
3pc Ensuite bath	Upper	
Bedroom	Upper	36`1" x 38`3"
Bedroom	Upper	36`1" x 42`8"
Bonus Room	Lower	43`3" x 38`10"

Room	Level	Dimensions
Dining Room	Main	44`7" x 38`7"
Kitchen	Main	62`7" x 71`4"
Living Room	Main	48`11" x 59`11"
4pc Bathroom	Upper	
Bedroom	Upper	35`10" x 34`9"
Bedroom - Primary	Upper	45`5" x 45`8"
Game Room	Lower	90`0" x 61`9"

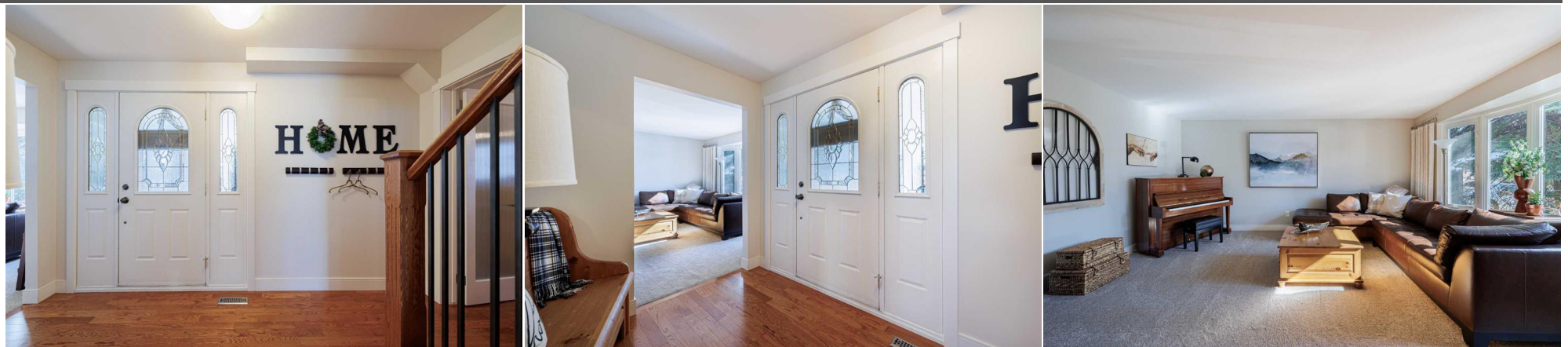
Title: **Fee Simple**
 Zoning: **R-CG**
 Legal Desc: **7510331**

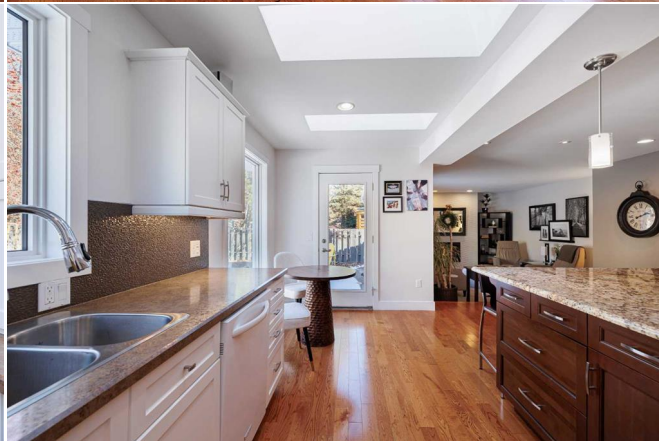
Remarks

Pub Rmks: **This stunning luxury home in the prestigious community of Varsity Estates offers an exquisite blend of modern elegance and timeless design. Tastefully renovated with quality and craftsmanship, this four-bedroom up residence provides an exceptional living experience with spacious interiors, upscale finishes, a prime location near parks, top-rated schools, & the Silver Springs Golf & Country Club. Set on a beautifully landscaped lot, this home boasts impressive curb appeal with a grand façade, mature trees, & a welcoming front entrance. The oversized driveway & attached garage provide ample parking, while cobble stone pathways lead to a meticulously designed backyard oasis—perfect for relaxation & entertaining. Step inside to discover a thoughtfully designed open-concept main floor featuring an inviting entrance, a private VIP room, immaculate hardwood flooring, a variety of ceiling heights, & an abundance of natural light. The gourmet kitchen is a chef’s dream, with tons of natural light from the enlarged windows and sky lights, a full complement of appliances, custom cabinetry, a cute appliance garage, granite countertops, a large central island, an adjacent dining room & intimate breakfast nook capturing the back yard & patio area. The adjoining sunken family room is ideal for both everyday living and entertaining, with a stunning gas fireplace, titled feature wall, and oversized windows overlooking the serene backyard. What’s behind the swinging door! A large mud room, laundry room, a flex space with storage galore, the option for a hobby room or a separate space providing the perfect work-from-home setup. The second floor offers four generously sized bedrooms, including a luxurious primary suite. This private retreat features a spa-inspired ensuite quaint vanity, a walk-in glass shower, built-ins & heated floors. Three additional bedrooms are perfect for family members or guests, all sharing a beautifully updated full bathroom with modern fixtures and ample space. The fully developed basement is designed for entertainment & relaxation, featuring a large recreation room, a 5th bedroom & amazing storage. The backyard is a true highlight, offering a private, landscaped retreat filled with beautiful large tree’s, cobble stone patio sidewalk and retreat area perfecting your outdoor living space. It’s ideal for those summer evenings. This home provides a peaceful setting while being just minutes from shopping, restaurants, cafes, golf course, schools, C-Train, market mall & the University of Calgary. With its prime location, stunning renovations, and luxurious design, this Varsity Estates home is a rare opportunity to own a modern masterpiece in one of Calgary’s most sought-after neighborhoods. Important dates: Kitchen addition and crawl space in 1984, majority of Reno’s 2012, Roof 2013, Furnace 2013, Flooring 2012, Heated floor in ensuite, majority of Windows replaced 2012, Hot water tank 2023, additional Washer hook up in bsmt.**

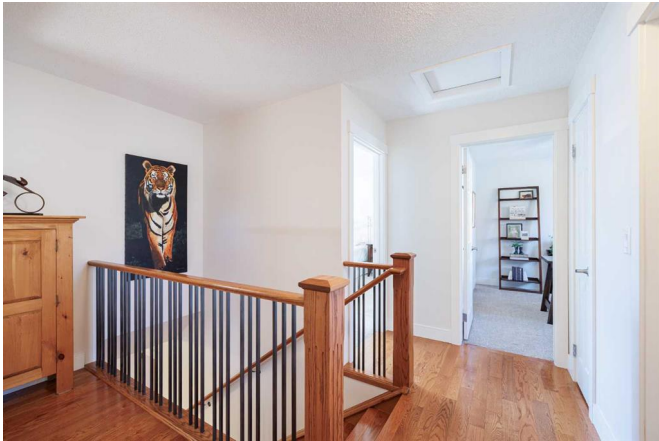
Inclusions: **Shed x2, overhead storage racks in garage, fire table, piano, TV mount**
 Property Listed By: **RE/MAX First**

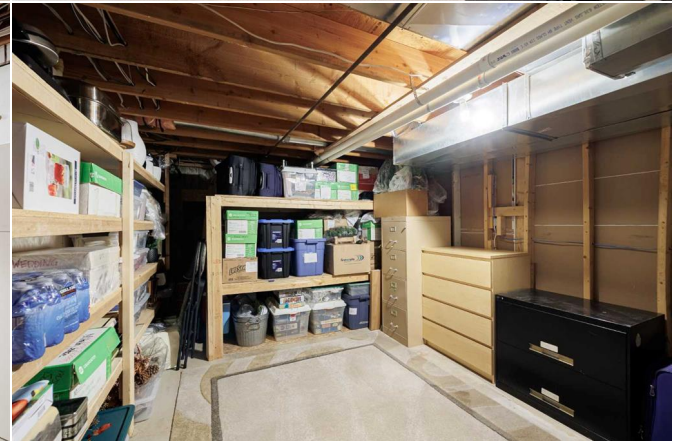
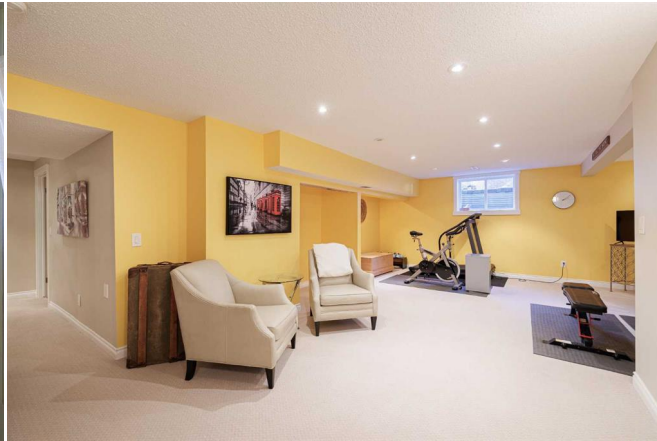
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













1036 Varsity Estates Dr NW, Calgary, AB

Main Floor
 Garden Area 1827.22 sq ft
 Interior Area 1458.03 sq ft
 Excluded Area 529.77 sq ft



0 4 8

PREPARED: 2020/03/05

When figures are excluded from total floor area in iGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.



1036 Varsity Estates Dr NW, Calgary, AB

Basement
 Garden Area 652.28 sq ft
 Interior Area 875.38 sq ft



0 2 4 8

PREPARED: 2020/03/05

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1036 Varsity Estates Dr NW, Calgary, AB

Basement (Below Grade) Estimator Area: 1170.21 sq ft
Market Area: 1590.25 sq ft



PREPARED: 2025/03/05



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