36 Varsity Estates Court NW

Calgary | Active | MLS® A2351434

$1,000,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**1979**	**2,004.6 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

OPEN HOISE >> SAT NOV 7: 11:00AM - 1:00PM | SUN NOV 8: 1:00PM - 3:00PM | Appraised Value: $1.185M (see attached document) | Listed below Market Price for Quick Sale

Varsity Estates - an exceptional opportunity in one of Calgary's most prestigious communities! Situated on a quiet cul-de-sac, this home sits on one of the LARGEST LOTS IN VARSITY, offering a beautiful park-like setting, mature trees, and occasional wildlife sightings. Perfect for families and entertainers, the massive backyard features a slide, swings, playhouse, sandbox, granite-topped BBQ station, and firepit area, with plenty of room for birthday parties and summer gatherings.

Inside, the spacious main floor offers a large kitchen with ample cabinetry, granite countertops, high-end KitchenAid appliances, and an eating space/lounge; a comfortable dining area; a bright living room with a bay window; a cozy family room with a gas fireplace; a flex room ideal for an office or additional bedroom; a 2-piece powder room; and a laundry area.

Upstairs features two generously sized bedrooms, a 4-piece bathroom, and a primary bedroom with a walk-in closet and private ensuite with a jetted tub. The fully finished basement offers a huge bedroom, living/recreation area, 4-piece bathroom, and massive storage space, ideal for guests, teens, or extended family.

Freshly painted, with elegant chandeliers included, central A/C, and thoughtful updates throughout. The oversized double garage accommodates two large vehicles, while the extended driveway provides parking for six additional cars.

Enjoy an unbeatable location: a 7-minute walk to Dalhousie LRT, quick highway access, and convenient drives to Market Mall, Northland Village, Alberta Children's Hospital, Foothills Medical Centre, downtown, schools, and the University of Calgary.

Beyond being a fantastic family home, this property offers compelling potential for INVESTORS and buyers looking toward the future. The expansive lot, park-like surroundings, and prestigious Varsity Estates location provide opportunities to explore future expansion or redevelopment (subject to applicable approvals) or EXCELLENT AIRBNB OPPORTUNITY! Estimated monthly revenue of $12,000 in summer and $6,000 in winter, offering buyers an opportunity to investigate the property's short-term rental potential. Revenue estimates, applicable regulations, and permitted use should be independently verified.

With its rare combination of a premium location, an exceptionally large lot, extensive parking, and versatile living space, this property offers options for both homeowners and investment-minded buyers. Whether you envision settling into Varsity Estates, enjoying the incredible outdoor space, or exploring the property's future potential, this is an opportunity worth seeing.

BOOK YOUR PRIVATE SHOWING TODAY!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351434
Bedrooms	5
Bathrooms	4
Year Built	1979
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,004.6 sq. ft.
Main Level Finished Area:	1,253.6 sq. ft.
Acreage:	No
Lot Area:	11,840 sq. ft.
Lot Frontage:	40'4"
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	8
Year built:	1979 (Age: 47)
Bedrooms:	5 (Above Grd: 4)
Bedrooms Above Grade:	4

Bedrooms On Main:	1
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	7811521
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Wood Frame, Wood Siding
Structure Type:	House
Roof:	Cedar Shake
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	220 Volt Wiring, Additional Parking, Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, In Garage Electric Vehicle Charging Station(s), Private Electric Vehicle Charging Station(s)
Parking Places:	6
Parking Total/Covered:	6 / -
Laundry Features:	Main Level
City Quadrant:	Northwest
Community:	Varsity

Appliances:	Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 17'6" × 13'5" ·
Main Floor	Dining Room · 13'5" × 9'5" ·
Main Floor	Kitchen With Eating Area · 17'11" × 13'5" ·
Main Floor	Family Room · 16'3" × 13'5" ·
Main Floor	Bedroom · 10'2" × 9'6" ·
Main Floor	Entrance · 9'5" × 6'2" ·
Main Floor	Laundry · 6'1" × 5'8" ·
Upper Level	Bedroom - Primary · 18'8" × 12'3" ·
Upper Level	Walk-In Closet · 6'4" × 6'1" ·
Upper Level	Bedroom · 11'1" × 9'3" ·
Upper Level	Bedroom · 10'8" × 10'3" ·
Basement	Bedroom · 16'3" × 12'5" ·
Basement	Game Room · 14'2" × 12'9" ·
Basement	Furnace/Utility Room · 24' × 17'3" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bidet, 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)
Exterior Features:	Barbecue, Garden, Outdoor Kitchen, Playground, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Landscaped, Level, No Neighbours Behind, Pie Shaped Lot, Private, See Remarks, Treed

Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1
Listed Date:	Oct 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/36-varsity-estates-court-nw-calgary-a2351434/

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Data was last updated November 23, 2026 at 12:05 PM (UTC)

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