

\$1,399,900 - 1511 Varsity Estates Drive Nw, Calgary

MLS® #A2159548

\$1,399,900

6 Bedroom, 5.00 Bathroom, 2,705 sqft

Residential on 0.23 Acres

Varsity, Calgary, Alberta

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.

Built in 1974

Essential Information

MLS® #	A2159548
Price	\$1,399,900
Sold Price	\$1,350,000
Bedrooms	6
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,705
Acres	0.23
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1511 Varsity Estates Drive Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 3Y4

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Insulated, RV Access/Parking, Oversized

Interior

Interior Features	Pantry, Storage, Vinyl Windows, Granite Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Freezer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard, Built-in Barbecue, Outdoor Kitchen
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape, Private, Backs on to Park/Green Space, On Golf Course, No Neighbours Behind, Treed, Views
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 13th, 2024
Date Sold	September 28th, 2024
Days on Market	15
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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