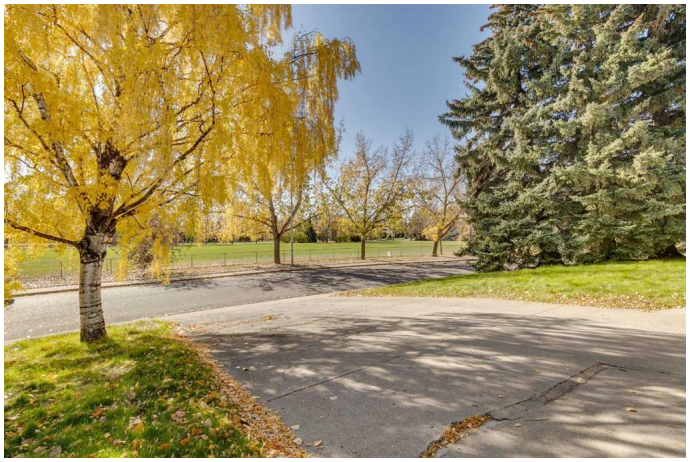
$1,350,000 - 1257 Varsity Estates Road Nw, Calgary

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 96â€™ 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 youâ€™ll 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
Postal Code	T3B 2W3

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)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Garden, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Landscaped, Lawn, Many Trees, No Neighbours Behind, Private, Rectangular Lot, See Remarks, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 13th, 2025
Days on Market	18
Zoning	R-CG

Listing Details

Listing Office Coldwell Banker Mountain Central

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