

# \$1,499,900 - 131 Varsity Estates Terrace Nw, Calgary

MLS® #A2255129

**\$1,499,900**

5 Bedroom, 3.00 Bathroom, 2,253 sqft

Residential on 0.23 Acres

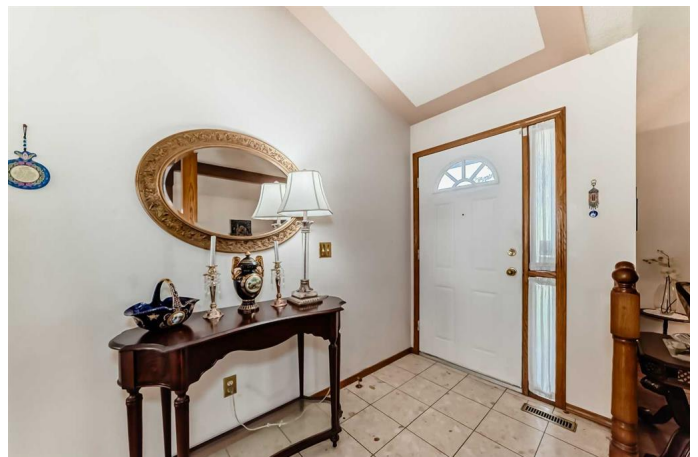
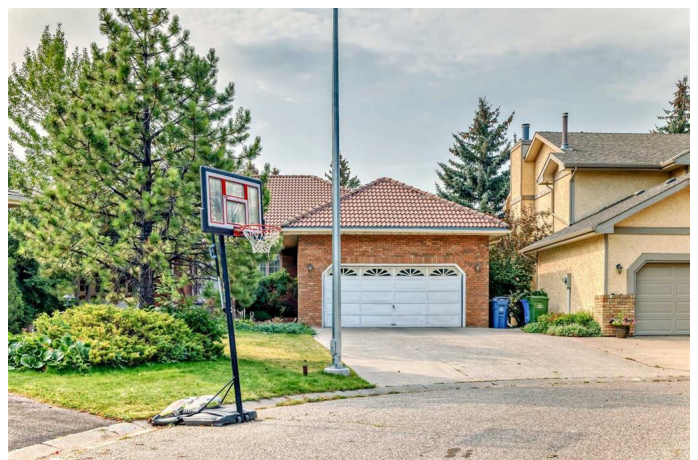
Varsity, Calgary, Alberta

Welcome to a large walkout bungalow in the heart of Varsity Estates. The home has over 4,600 of livable space! Rarely does such a large bungalow of this size come to market. This large pie lot with south exposure has been well maintained in the 20 years that the current owners have owned the home. The main floor has a large living room with a gas fireplace, a spacious front family room and a sizable dining area that's great for entertaining. The kitchen has an island with a separate eating area that looks south. There is access to a raised deck that overlooks the yard and neighboring properties. The master bedroom is big with its own 4 piece ensuite and walk in closet. There are 2 additional bedrooms with a 4 piece bathroom + a mud room and laundry. The lower level is fully developed with 2 bedrooms and a 4 piece bathroom. There is a bar and a large rec room for entertaining. There is a large pool that hasn't been used in 20+ years (sold as is). The home has a huge backyard that's great for kids. The home is located in close proximity to Dalhousie Station and Crowchild Square plaza. A short drive to Market Mall and Silver Springs golf course. Home won't last long!

Built in 1987

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | A2255129    |
| Price  | \$1,499,900 |



|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,253       |
| Acres          | 0.23        |
| Year Built     | 1987        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 131 Varsity Estates Terrace Nw |
| Subdivision | Varsity                        |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3B 5J6                        |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |
| Has Pool       | Yes                    |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Kitchen Island, Skylight(s)                                                                   |
| Appliances        | Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                       |
| Cooling           | None                                                                                                          |
| Fireplace         | Yes                                                                                                           |
| # of Fireplaces   | 2                                                                                                             |
| Fireplaces        | Family Room, Living Room, Wood Burning                                                                        |
| Has Basement      | Yes                                                                                                           |
| Basement          | Finished, Full, Walk-Out                                                                                      |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Barbecue, Garden, Private Entrance, Private Yard, Storage |
|-------------------|-----------------------------------------------------------|

|                 |                                        |
|-----------------|----------------------------------------|
| Lot Description | Cul-De-Sac, Landscaped, Pie Shaped Lot |
| Roof            | Clay Tile                              |
| Construction    | Brick, Stucco, Wood Frame              |
| Foundation      | Poured Concrete                        |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 37                  |
| Zoning         | R-CG                |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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