

# \$1,198,900 - 1257 Varsity Estates Road Nw, Calgary

MLS® #A2220094

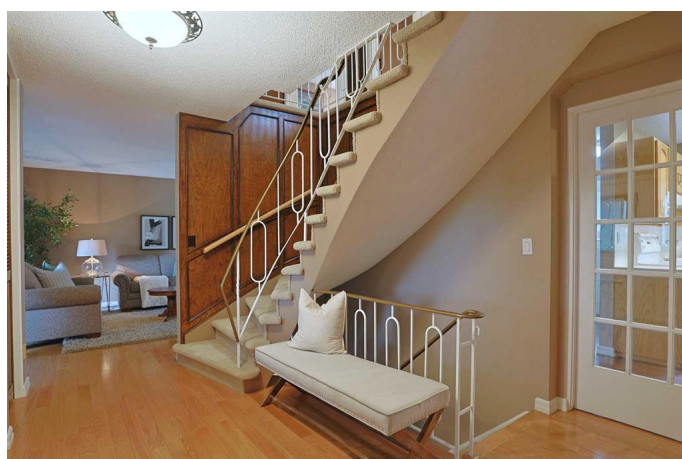
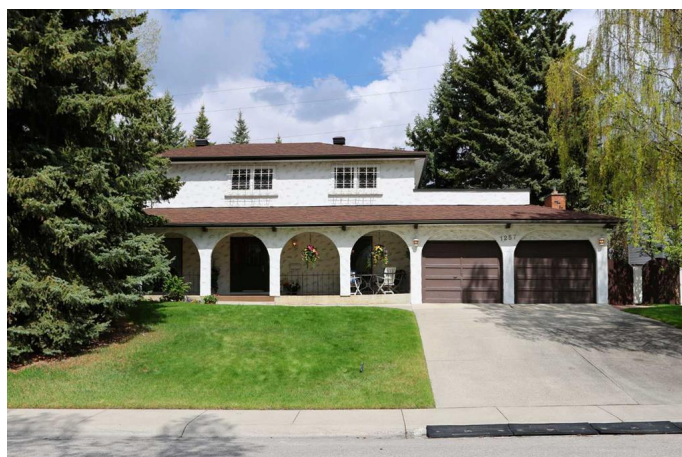
**\$1,198,900**

7 Bedroom, 4.00 Bathroom, 2,332 sqft

Residential on 0.22 Acres

Varsity, Calgary, Alberta

For the 1st time in over half a century, a rare find is on the market, affectionately known as the Big White House. This cherished family home with 96ft of frontage on a nearly 10,000sqft lot has parkland directly in the front & behind, nestled in the heart of prestigious Varsity Estates. Facing a peaceful 10acre park, this timeless two storey offers warmth, space & a lifetime of memories waiting to be made. If a peaceful location in a great neighbourhood is important to you, youâ€™ve found it! This warm & inviting one-owner home enjoys a total of 7 bedrooms & 3.5 baths, solid hardwood floors, host of updates (including new roof & no polyB), private backyard with mature trees & backing onto a park. Step into this sun-filled home with its North & South-facing windows, combining classic charm with modern updates. This wonderful home has a traditional floorplan featuring oversized living room, separate formal dining room & cozy family room with brick-facing gas fireplace complemented by built-in shelving, rich wood paneling & sliding doors to the backyard. The warm, eat-in kitchen has ample cabinet space, quality appliances & is steps to the laundry & powder room. Upstairs there are 5 ... that's right ... 5 bedrooms highlighted by the owners' retreat with large walk-in closet, full ensuite & private access onto the rooftop terrace over the garage (which could easily be converted into an additional 245sqft of living space as an enclosed sunroom or expanded master bedroom). The other 4 bedrooms are



all a generous size & share the family bath. Two bedrooms & Jack & Jill-style bath with walk-in shower finish the lower level, along with the huge partially finished rec room & utility/storage room with built-in shelving & wine room. Oversized insulated & finished garage with workbench, overhead storage & shelving + lots of extra space for parking on the extended driveway. In addition to the new roof in 2021, there are 2 new quiet variable-speed gas furnaces (2024), hot water tank (2021), newer underground sprinklers, newer European-style windows on the 2nd floor & central vacuum system. The backyard is your own private park complete with wraparound patio, garden shed/greenhouse & gate to the rear park. Youâ€™ll simply love the 300sqft covered front verandah bathed in Southern lightâ€”it's the perfect place to unwind with a coffee or your favourite book, watching the sunsets & seasons pass by. The incredible 96x120ft oversized lot faces a 10acre city park with baseball diamonds & soccer fields, which hosts a wide range of community sports year-round, as well as skating in the winter. As one of Northwest Calgary's most desirable neighbourhoods, Varsity is home to highly rated schools & Silver Springs golf course, extensive parks, major retail centers & a coveted location just minutes to the University of Calgary, University District, Bowmont Park, hospitals), transit (bus & LRT) & downtown. This is more than just a houseâ€”itâ€™s a place to call home!

Built in 1972

**Essential Information**

MLS® #	A2220094
Price	\$1,198,900
Bedrooms	7
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,332
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	Double Garage Attached, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	Bookcases, Built-in Features, Central Vacuum, Storage, Walk-In Closet(s), French Door
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Gas
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Balcony, Garden, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Garden,

Landscaped, No Neighbours Behind, Private, Rectangular Lot,  
Underground Sprinklers, Views

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 21st, 2025
Days on Market	3
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage Benchmark
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