\$2,999,000 - 1220 Varsity Estates Road Nw, Calgary

MLS® #A2253724

\$2,999,000

5 Bedroom, 6.00 Bathroom, 4,360 sqft Residential on 0.19 Acres

Varsity, Calgary, Alberta

" Open House 11 am- 1 pm Sunday/26
October " LUXURY LIVING IN VARSITY
ESTATES!! With over 6,300 sq.ft. of
exquisitely designed living space, this custom
estate home blends timeless craftsmanship
with refined modern details in one of
Calgary's most prestigious communities.

The grand entrance welcomes you with soaring vaulted ceilings, a striking leathered granite fireplace, and stunning designer chandeliers. A front office provides the perfect space to work from home, while elegant arches and custom millwork set a tone of sophistication throughout. The gourmet kitchen is a showpiece, featuring Taj Mahal quartz countertops, JennAir appliances, a wall oven, and a large island ideal for entertaining. The dining room is enhanced with picture frame molding and fluted detailing, while a second main floor living room with a stone fireplace offers a warm retreat. Completing the main level is a stylish powder room, a well-appointed mudroom with built-ins, and garage access with space for an optional third bay, gym, or golf simulator.

Upstairs, you'II find three bedrooms, each with its own ensuite, including one with a hidden paneled door that adds a touch of intrigue. A spacious bonus room and a designer wet bar provide additional comfort, and the bonus room can easily be converted into a fourth bedroom to suit your needs.







Convenient upstairs laundry adds ease to family living.

The fully developed basement is an entertainer's dream, boasting two additional bedrooms, a large recreation space, a stunning glass-enclosed wine cellar with arched shelving, a hidden movie theater with hand-painted ceiling detail, and a wet bar with striking copper accents.

Step outside to your private backyard oasis, complete with a covered deck featuring a built-in gas fireplace and motorized screens, plus an aggregate patio with pergolaâ€"perfect for summer evenings.

This home is also thoughtfully equipped with heated bathroom floors, an EV charger, and 200 amp service, ensuring both modern convenience and efficiency. Additional features include central air conditioning for year-round comfort.

This rare Varsity Estates offering delivers both elegance and function, designed for those who appreciate the finest in luxury living.

Built in 2025

Essential Information

MLS®# A2253724 Price \$2,999,000

5 Bedrooms 6.00 Bathrooms Full Baths 5 Half Baths

Square Footage 4,360 Acres 0.19

Year Built 2025

Residential Type

1

Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 1220 Varsity Estates Road Nw

Subdivision Varsity
City Calgary
County Calgary
Province Alberta
Postal Code T3B2W1

Amenities

Parking Spaces 5

Parking Triple Garage Attached

of Garages 3

Interior

Interior Features Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central

Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Tray Ceiling(s), Wet

Bar

Appliances Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner,

Dishwasher, Gas Cooktop, Microwave, Washer/Dryer, Wine Refrigerator

Heating In Floor, Forced Air

Cooling Central Air

Fireplace Yes
of Fireplaces 3
Fireplaces Gas
Has Basement Yes
Basement Full

Exterior

Exterior Features Balcony, Barbecue, BBQ gas line, Private Entrance, Private Yard

Lot Description Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s),

Interior Lot, Landscaped, Lawn, Level, Low Maintenance Landscape, Many Trees, Private, Rectangular Lot, Street Lighting, Underground

Sprinklers

Roof Metal, Shingle

Construction Brick, Concrete, Manufactured Floor Joist, Post & Beam

Foundation Poured Concrete

Additional Information

Date Listed September 5th, 2025

Days on Market 73

Zoning R-CG

Listing Details

Listing Office CIR Realty

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