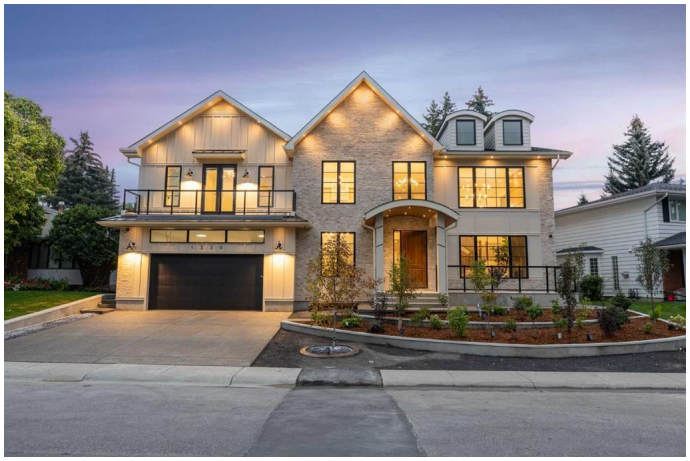
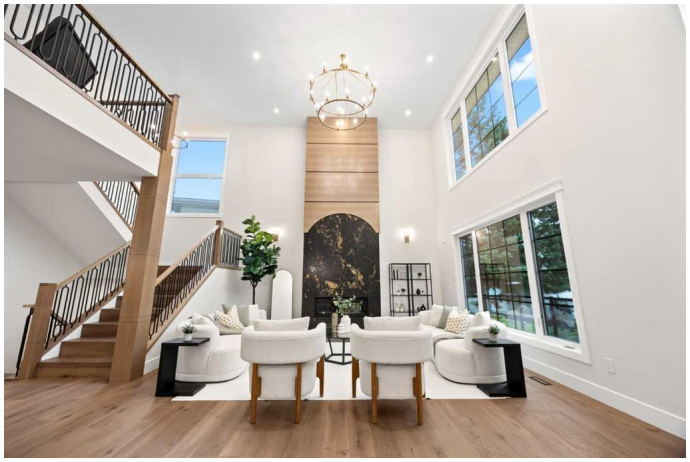
$3,250,000 - 1220 Varsity Estates Road Nw, Calgary

MLS® #A2253724

$3,250,000
5 Bedroom, 6.00 Bathroom, 4,360 sqft
Residential on 0.19 Acres





Varsity, Calgary, Alberta

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 Calgaryâ€™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, youâ€™ll 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 entertainerâ€™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	$3,250,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,360
Acres	0.19
Year Built	2025
Type	Residential
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	Finished, 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	37
Zoning	R-CG

Listing Details

Listing Office	CIR Realty

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