

# \$799,900 - 8 Varsity Estates Gardens Nw, Calgary

MLS® #A2255513

**\$799,900**

4 Bedroom, 4.00 Bathroom, 2,337 sqft  
Residential on 0.12 Acres

Varsity, Calgary, Alberta

Welcome to 8 Varsity Estates Gardens NW—an exceptionally maintained, elegantly upgraded two-storey home tucked away in an exclusive cul-de-sac in Calgary’s prestigious Varsity Estates. With over 2,300 sq ft of refined living space, this 4-bedroom, 3.5-bathroom residence blends classic design with upscale finishes throughout. Soaring vaulted ceilings and expansive windows create a bright, airy feel anchored by a gas fireplace and rich architectural detailing. The gourmet kitchen is both stylish and functional, featuring granite countertops, stainless steel appliances, custom cabinetry, and a sun-drenched dining nook overlooking the manicured backyard. Recent upgrades elevate the home’s appeal, including full poly-B plumbing replacement (2022), professional interior painting throughout (last 1–3 years), new south-facing windows with custom shades, designer wall paneling, and a 2025-installed garburator. The garage has been refreshed with new paint, serviced with new springs and cables, and is backed by a current warranty. Upstairs, the spacious primary suite is a serene retreat with a walk-in closet, a professionally upholstered window bench, and a thoughtfully added barn door for a modern touch. The basement offers a generous rec room, an additional bedroom, a renovated full bathroom (2023), and flexible space for future expansion or customization. Surrounded by mature trees and ideally located near Calgary’s top schools, Market Mall, Silver



Springs Golf & Country Club, and the University of Calgary—this is Varsity luxury living at its finest.

Built in 1998

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2255513    |
| Price          | \$799,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,337       |
| Acres          | 0.12        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 8 Varsity Estates Gardens Nw |
| Subdivision | Varsity                      |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3A 5M9                      |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Trash, Visitor Parking, Snow Removal                 |
| Parking Spaces | 2                                                    |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener |
| # of Garages   | 2                                                    |

### Interior

|                   |                                                                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Bar, Wet Bar |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                                        |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Microwave, Microwave Hood Fan, Oven, Refrigerator, Stove(s), Washer/Dryer, Bar Fridge |
| Heating         | Forced Air, Natural Gas                                                                                                                                |
| Cooling         | Central Air                                                                                                                                            |
| Fireplace       | Yes                                                                                                                                                    |
| # of Fireplaces | 1                                                                                                                                                      |
| Fireplaces      | Gas, Family Room                                                                                                                                       |
| Has Basement    | Yes                                                                                                                                                    |
| Basement        | Full                                                                                                                                                   |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Private Yard                          |
| Lot Description   | Back Yard, Private, Treed             |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 55                  |
| Zoning         | R-C1N               |
| HOA Fees Freq. | MON                 |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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