# \$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 NWâ€"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 1â€"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 Calgaryâ€"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 Snow Removal, Trash, Visitor Parking

Parking Spaces 2

Parking Double Garage Attached, Driveway, Garage Door Opener

# of Garages 2

### Interior

Interior Features Bar, 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), Wet Bar

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Freezer, Garage

Control(s), Microwave, Microwave Hood Fan, Oven, Refrigerator,

Stove(s), Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Gas

Has Basement Yes

Basement Finished, 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 48

Zoning R-C1N

HOA Fees Freq. MON

# **Listing Details**

Listing Office RE/MAX real estate central alberta

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