

# \$829,900 - 8 Varsity Estates Gardens Nw, Calgary

MLS® #A2255513

**\$829,900**

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 2,160 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 Calgaryâ€™this is Varsity luxury living at its finest.

Built in 1998

### Essential Information

MLS® #	A2255513
Price	\$829,900
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), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Wet Bar, Central Vacuum, Vinyl Windows, Vaulted Ceiling(s)
-------------------	--

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

## Exterior

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

## Additional Information

Date Listed	September 9th, 2025
Zoning	R-C1N
HOA Fees Freq.	MON

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.