

# \$874,900 - 8 Varsity Estates Gardens Gardens Nw, Calgary

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MLS® #A2237333

**\$874,900**

4 Bedroom, 4.00 Bathroom, 2,164 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 Calgary – this is Varsity luxury living at its finest.

Built in 1998

**Essential Information**

MLS® #	A2237333
Price	\$874,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,164
Acres	0.12
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	8 Varsity Estates Gardens 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	July 5th, 2025
Days on Market	13
Zoning	R-C1N
HOA Fees Freq.	MON

## Listing Details

Listing Office	RE/MAX real estate central alberta
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