

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

---

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, Refrigerator, Stove(s), Washer/Dryer, Oven
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	1
Zoning	R-C1N
HOA Fees	413
HOA Fees Freq.	MON

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.