



DON'T GAMBLE WITH YOUR HOME.
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8 Varsity Estates Gardens NW
Calgary, Alberta

MLS # A2237333



\$857,500

Division:	Varsity		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,164 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Private, Treed		
Heating:	Forced Air, Natural Gas		
Floors:	Carpet, Ceramic Tile, Hardwood		
Roof:	Asphalt Shingle		
Basement:	Finished, Full		
Exterior:	Vinyl Siding, Wood Frame, Wood Siding		
Foundation:	Poured Concrete		
Water:	-		
Sewer:	-		
Condo Fee:	\$ 413		
LLD:	-		
Zoning:	R-C1N		
Utilities:	-		
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		
Inclusions:	High Grade Locking Cabinetry In the Garage, Wall Safe in Basement, Basement Fridge, Basement Dishwasher, Basement TV,		

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—and3 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.