

# \$445,000 - 8, 803 Varsity Estates Drive Nw, Calgary

MLS® #A2265821

**\$445,000**

3 Bedroom, 2.00 Bathroom, 1,074 sqft

Residential on 0.00 Acres

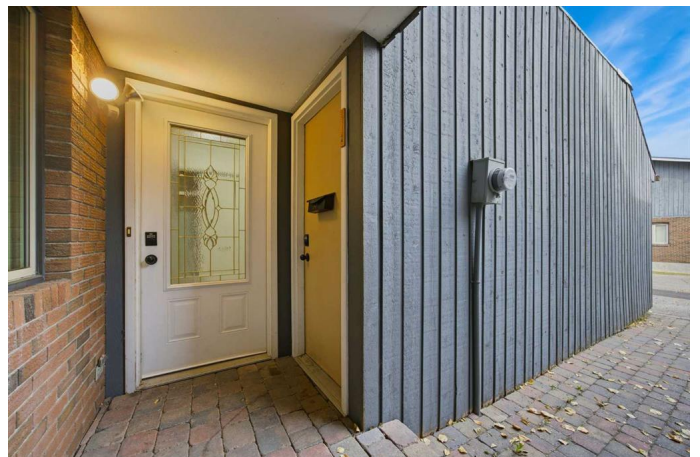
Varsity, Calgary, Alberta

Own in sought-after Varsity Estates! This 3-bedroom, 1.5-bath townhome backs directly onto green space with no neighbours behind. The main floor offers a bright living room with a wood-burning brick fireplace and a functional kitchen with stainless steel appliances, including a gas stove. Upstairs features a spacious primary bedroom with vanity and cheater ensuite access, plus two additional bedrooms, one with rooftop patio access. The basement is partially finished, providing ample storage and future development potential. Includes a single attached garage, parking for two on the driveway, and low \$200/month condo fees in a self-managed complex. Prime location near Market Mall, U of C, LRT, Foothills & Children's Hospitals, parks, and pathways.

Built in 1976

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2265821  |
| Price          | \$445,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,074     |
| Acres          | 0.00      |
| Year Built     | 1976      |



|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Row/Townhouse |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 8, 803 Varsity Estates Drive Nw |
| Subdivision | Varsity                         |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3B 4W5                         |

### Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Amenities      | Parking, Snow Removal                                                       |
| Parking Spaces | 3                                                                           |
| Parking        | Garage Faces Front, Single Garage Attached, Garage Door Opener, Parking Lot |
| # of Garages   | 1                                                                           |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Storage                                                                                           |
| Appliances        | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Gas Oven |
| Heating           | Central, Natural Gas                                                                              |
| Cooling           | None                                                                                              |
| Fireplace         | Yes                                                                                               |
| # of Fireplaces   | 1                                                                                                 |
| Fireplaces        | Living Room, Wood Burning, Brick Facing                                                           |
| # of Stories      | 2                                                                                                 |
| Has Basement      | Yes                                                                                               |
| Basement          | Full, Partially Finished                                                                          |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Balcony                                                   |
| Lot Description   | Backs on to Park/Green Space, No Neighbours Behind, Treed |
| Roof              | Asphalt Shingle                                           |
| Construction      | Wood Siding                                               |
| Foundation        | Poured Concrete                                           |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 16                 |
| Zoning         | M-C1 d75           |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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