

\$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

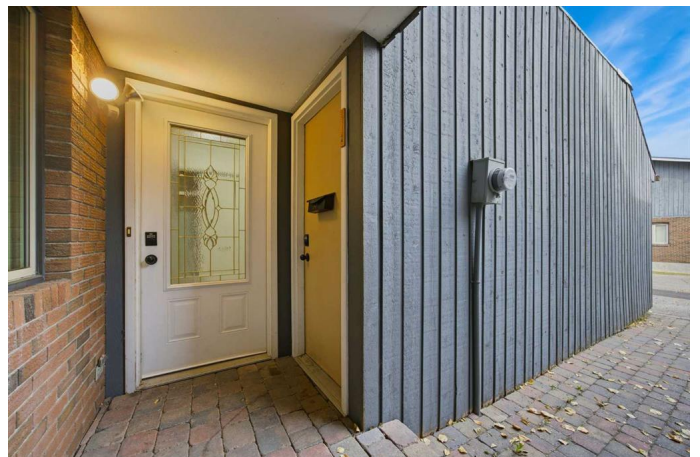
Varsity, Calgary, Alberta

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	9
Zoning	M-C1 d75

Listing Details

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

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.