

**8, 803 Varsity Estates Drive NW  
Calgary, Alberta**

**MLS # A2265821**



**\$445,000**

|                  |                                                                             |               |                   |
|------------------|-----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Varsity                                                                     |               |                   |
| <b>Type:</b>     | Residential/Five Plus                                                       |               |                   |
| <b>Style:</b>    | 2 Storey                                                                    |               |                   |
| <b>Size:</b>     | 1,074 sq.ft.                                                                | <b>Age:</b>   | 1976 (49 yrs old) |
| <b>Beds:</b>     | 2                                                                           | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Garage Door Opener, Garage Faces Front, Parking Lot, Single Garage Attached |               |                   |
| <b>Lot Size:</b> | -                                                                           |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, No Neighbours Behind, Treed                   |               |                   |

**Heating:** Central, Natural Gas

**Floors:** Carpet, Laminate, Wood

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished

**Exterior:** Wood Siding

**Foundation:** Poured Concrete

**Features:** Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 200

**LLD:** -

**Zoning:** M-C1 d75

**Utilities:** -

**Inclusions:** n/a

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.