# 8 Varsdale Place NW

Calgary | Active | MLS® A2350829

**$888,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **4** | **3** | **1968** | **1,853 sq. ft.** |

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**403-830-5152 | tiwana@maltiwana.ca**

Listed by Grand Realty

# A closer look

Location, Comfort, and Future development Potential!!! Welcome to this beautifully Two-story home sitting in the heart of the highly sought-after community of Varsity. Situated on a quiet Close with a huge Pie Lot, this property is just minutes away from Market Mall, the University of Calgary, Alberta Children's Hospital, Foothills Medical Centre, LRT, Also parks, and everyday amenities just steps away. Inside, the home offers over 2500 sq.ft. of developed living space with a spacious and functional layout designed for both everyday living and entertaining. The main floor is bright and welcoming, It has a beautiful kitchen, a gorgeous living room, and a formal dining room, and a flexible area for a home office. While the upstairs it offers 4 bedrooms and two baths. Each bedroom has its closet space. The master bedroom has a big walk in closet and ensuite. The fully developed lower level provides generous additional living space for a growing family needs. A gardener's dream on this beautifully private lot with lots of mature trees. It also has a backyard patio and a large storage shed. This is a rare opportunity to own a beautifully home on a substantial lot in one of Calgary's most desirable Varsity communities.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2350829 |
| **Bedrooms** | 4 |
| **Bathrooms** | 3 |
| **Year Built** | 1968 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 2 Storey |
| **Total Living Area:** | 1,853 sq. ft. |
| **Acreage:** | No |

| | |
|---|---|
| **Lot Area:** | 9,170 sq. ft. |
| **Lot Frontage:** | 55'1" |
| **Front Exposure:** | Southwest |
| **Levels:** | Two |
| **Total Rooms Above Grade:** | 8 |
| **Year built:** | 1968 (Age: 58) |
| **Bedrooms:** | 4 (Above Grd: 4) |
| **Bedrooms Above Grade:** | 4 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 3.0 (Full:2, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 5326JK |
| **Heating:** | Forced Air |
| **Basement:** | Full, Partially Finished, None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Other, Shingle Siding, Vinyl Siding |
| **Structure Type:** | House |
| **Roof:** | Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Linoleum |
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Electric |
| **Garage:** | Yes |

| | |
|---|---|
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Attached |
| **Parking Places:** | 4 |
| **Parking Total/Covered:** | 4 / - |
| **Laundry Features:** | In Unit |
| **City Quadrant:** | Northwest |
| **Community:** | Varsity |
| **Appliances:** | Dryer, Electric Oven, Microwave, Refrigerator, See Remarks, Window Coverings |
| **Inclusions:** | N/A |
| **Restrictions:** | None Known |
| **Main Floor** | Kitchen · 10'8" × 8'11" · |
| **Main Floor** | Dining Room · 7'1" × 4'8" · |
| **Main Floor** | Dining Room · 13' × 12'4" · |
| **Main Floor** | Living Room · 19'3" × 13'8" · |
| **Main Floor** | Entrance · 8'1" × 6'5" · |
| **Main Floor** | Flex Space · 14'3" × 10' · |
| **Main Floor** | Laundry · 9'4" × 5'8" · |
| **2nd Floor** | Bedroom · 13'7" × 10' · |
| **2nd Floor** | Bedroom · 12'5" × 9' · |
| **2nd Floor** | Bedroom · 9'8" × 8'8" · |
| **2nd Floor** | Bedroom - Primary · 14'7" × 10'6" · |
| **Lower Level** | Hobby Room · 17'11" × 12'7" · |
| **Lower Level** | Family Room · 16'1" × 11'6" · |
| **Lower Level** | Storage · 14'8" × 13'11" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Schools Nearby, Shopping Nearby, Sidewalks, Street Lights |

| | |
|---|---|
| **Interior Features:** | No Animal Home, No Smoking Home |
| **Exterior Features:** | Balcony, Garden, Private Yard |
| **Patio And Porch Features:** | None |
| **Lot Features:** | Pie Shaped Lot |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone NW |
| **Zoning:** | R-C1 |
| **Listed Date:** | Oct 06, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/8-varsdale-place-nw-calgary-a2350829/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

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