



THE
A-TEAM

**RE/MAX
FIRST**

2200 VARSITY ESTATES Drive #10, Calgary T3B 4Z8

MLS® #: **A2109642**

Area: **Varsity**

Listing Date: **02/28/24**

List Price: **\$1,288,000**

Status: **Active**

County: **Calgary**

Change: **-\$60k, 26-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

1977

Lot Information

Lot Sz Ar:

Lot Shape:

Finished Floor Area

Abv Sqft:

4,077

Low Sqft:

Ttl Sqft:

4,077

DOM

81

Layout

Beds:

3 (3)

Baths:

4.0 (3 2)

Style:

4 Storey

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Landscaped,Private,See Remarks

Double Garage Attached,Front Drive

Utilities and Features

Roof: **Asphalt**

Heating: **High Efficiency,Forced Air**

Sewer:

Ext Feat: **Balcony,BBQ gas line,Garden,Lighting,Private**

Yard

Construction:

Wood Frame

Flooring:

Slate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

Bar,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Kitchen Island,Natural Woodwork,No Smoking Home,Open Floorplan,Pantry,Quartz

Counters,Recessed Lighting,See Remarks,Separate Entrance,Skylight(s),Vaulted Ceiling(s),Walk-In Closet(s)

Utilities:

Room Information

Room

Foyer

Bedroom - Primary

4pc Ensuite bath

3pc Bathroom

Bedroom

Family Room

Level

Main

Main

Main

Second

Second

Second

Dimensions

12`2" x 9`9"

25`3" x 23`6"

6`11" x 12`9"

9`3" x 6`1"

16`2" x 12`5"

28`10" x 15`2"

Room

Office

Walk-In Closet

1pc Ensuite bath

Bedroom

Laundry

Storage

Level

Main

Main

Main

Second

Second

Second

Dimensions

16`2" x 11`5"

7`1" x 8`6"

3`0" x 5`6"

12`4" x 12`5"

10`4" x 6`2"

17`2" x 10`6"

2pc Bathroom
Living Room
Pantry
Game Room

Third
Third
Third
Level 4

7`6" x 4`10"
23`9" x 17`10"
15`7" x 4`10"
26`5" x 22`9"

Dining Room
Kitchen
3pc Bathroom
Furnace/Utility Room

Third
Third
Level 4
Level 4

28`9" x 11`7"
23`4" x 12`10"
6`1" x 9`7"
22`6" x 22`9"

Legal/Tax/Financial

Condo Fee:
\$850

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d44

Legal Desc: 7910974

Remarks

Pub Rmks:

MAKE YOUR DREAMS A REALITY! This expansive **ONE-OF-A-KIND** Townhome boasting an impressive **ABOVE-GRADE 4,000 sq.ft** of fabulous living space is a residence that demands appreciation. Nestled in the serene surroundings of Varsity Estes Ridge, it enjoys a tranquil, park-like setting. The architectural brilliance, envisioned by well renowned Architect Gordon Atkins is immediately apparent upon entry, showcasing meticulous design and attention to detail throughout. **RENOVATED** to an exceptionally high standard, the property stands out among its peers with unique features on every level. Rare opportunity to own one of only 16 Executive Townhomes in this secluded enclave! The contemporary open floor plan creates a seamless flow accentuated by large principal rooms adorned with soaring vaulted ceilings, skylights, and expansive windows that flood the interior with natural light. The warm wood ceilings provide a striking contrast, adding a touch of timeless elegance to the modern aesthetics. An outstanding focal point is the magnificent two-storey Marble Fireplace gracing the sunken Living Room that opens to a spacious Dining area and Gourmet Kitchen. The Kitchen boasts a massive Island, beautiful cabinetry, quartz countertops and a vast walk-in Pantry. A luxurious Primary Bedroom Suite awaits on the upper level complete with ensuite and walk-in closet. A lovely sitting area with expansive windows and a private outdoor deck enhance the retreat-like ambiance. Ascending to the second level reveals a Family/TV room along with two generously sized Bedrooms and a well-appointed 3 Piece Bathroom. Practicality meets style with a convenient Laundry Room and spacious storage area. The Lower walk-out level is an Entertainers Delight featuring a fully equipped media/TV/Games Room with a custom-built bar including an oven, microwave, dishwasher and bar fridge. Outdoors the landscaped surroundings offer a sense of privacy creating a perfect setting for relaxation and socializing. Air Conditioning and built-in features throughout further elevate its allure. Conveniently located near the University of Calgary, the Childrens Hospital, Market Mall, excellent schools, playgrounds, restaurants and major roads for easy access to downtown and the mountains, this home combines luxury with practicality. If you aspire to reside in a one-of-a-kind property seize the opportunity to book a viewing with your Realtor. **ITS NOT JUST A RESIDENCE; ITS A LIFESTYLE THAT PROMISES NOT TO DISAPPOINT.**

Inclusions:
Property Listed By:

2 Refrigerators Included in Kitchen and Pantry.
MaxWell Capital Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











