



THE A-TEAM

RE/MAX FIRST

2200 VARSITY ESTATES Drive #11, Calgary T3B 4Z8

MLS®#: A2141721 Area: Varsity Listing: 06/18/24 List Price: \$799,900
Status: Active County: Calgary Change: -\$75k, 22-Sep Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Row/Townhouse
City/Town: Calgary
Year Built: 1977

Finished Floor Area
Abv Sqft: 4,233
Low Sqft:
Ttl Sqft: 4,233

DOM

102
Layout
Beds: 3 (3)
Baths: 3.0 (2 2)
Style: 4 Storey

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: 2
Garage Sz: 2

Access:

Lot Feat: Landscaped,Private
Park Feat: Double Garage Attached,Front Drive,Garage Door Opener,Oversized

Utilities and Features

Roof: Asphalt
Heating: Forced Air,Natural Gas
Sewer:
Ext Feat: Balcony,BBQ gas line,Garden,Lighting,Private Yard

Construction: Wood Frame
Flooring: Carpet,Ceramic Tile,Cork,Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher,Double Oven,Dryer,Electric Cooktop,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Trash Compactor,Washer,Window Coverings
Int Feat: Built-in Features,Ceiling Fan(s),Central Vacuum,French Door,Granite Counters,High Ceilings,Jetted Tub,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Skylight(s),Vaulted Ceiling(s)

Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Entrance, Office, Bedroom, Kitchen, etc. with their respective levels and dimensions.

**Balcony**  
**Bedroom**  
**Bedroom**  
**4pc Bathroom**  
**Bonus Room**

**Main**  
**Second**  
**Second**  
**Second**  
**Second**

**12`11" x 8`11"**  
**15`9" x 10`3"**  
**13`9" x 10`8"**  
**8`10" x 6`5"**  
**23`1" x 14`10"**

**Family Room**  
**Game Room**  
**2pc Bathroom**  
**Furnace/Utility Room**

**Third**  
**Level 4**  
**Level 4**  
**Level 4**

**20`9" x 17`10"**  
**22`9" x 20`11"**  
**9`2" x 5`7"**  
**22`6" x 4`8"**

Legal/Tax/Financial

Condo Fee:  
**\$850**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG d44**

Legal Desc: **7910974**

Remarks

Pub Rmks: **This exceptional townhouse is nestled in a quiet enclave facing a private park in Varsity Estates and offers an outstanding modern architectural design. Contemporary open styling, hillside home that features over 4000 square feet of elegant living space and European craftsmanship. A unique development consisting of 16 estate homes built on 2.5 acres, adjacent to the Silver Springs Golf Course. Features include open styling, high engaging ceilings, huge principal rooms, and two massive fireplaces through the center of the home. Upgrades include kitchen, bathrooms, hardwood floors and much more. Large end unit has ample windows to let natural sunlight filter in. Enjoy seclusion and privacy from your own private retreat and two spacious decks. Close to all amenities including L.R.T., golf course, parks, pathway systems, shopping, and two hospitals plus the University of Calgary.**

Inclusions:  
Property Listed By: **N/A**  
**MaxWell Canyon Creek**

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













