



THE
A-TEAM

**RE/MAX
FIRST**

4603 VARSITY Drive #308, Calgary T3A 2V7

MLS® #: **A2148243**

Area: **Varsity**

Listing Date: **07/19/24**

List Price: **\$239,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment
Calgary**
Year Built: **1978**

Finished Floor Area

Abv Sqft: **546**
Low Sqft:
Ttl Sqft: **546**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

59
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Access:

Lot Feat:
Park Feat: **Assigned,Stall**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Courtyard,Garden,Lighting,Playground**

Construction: **Brick,Concrete**
Flooring: **Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Granite Counters**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|-------|----------------|-------------|-------|----------------|
| Bedroom - Primary | Main | 11`11" x 14`4" | Laundry | Main | 2`11" x 3`9" |
| 4pc Bathroom | Main | 4`11" x 7`6" | Living Room | Main | 14`8" x 10`10" |
| Kitchen With Eating Area | Main | 9`2" x 7`1" | Entrance | Main | 5`8" x 5`10" |

Legal/Tax/Financial

Condo Fee: **\$539**
Title: **Fee Simple**
Fee Freq:

Zoning: **M-H1**

Monthly

Legal Desc: **8912018**

Remarks

Pub Rmks: **Luxurious executive professional building, 1 bedroom + 1 bath at Varsity Towers. Conveniently located in the North Tower, this building is great as it all amenities in the same building. a beautiful lobby with 2 elevators, lounge chairs, aquarium, library gym, party room and lots more. The unit has large living room and kitchen has granite countertops. in-suite laundry, outdoor assigned Stall parking Stall # 229 Various amenities include: indoor pool, hot tub, spa area with gym, steam room and showers, entertainment room, library, business center, car wash, garden and gazebo with BBQ facilities for outdoor gatherings the condo fees include ALL these and ALL utilities. Ideal location near Market Mall, U of C, Foothills Hospital, and The Children's Hospital, strip mall for shops restaurant close by, easy access to Crowchild and major roads Don't miss out - schedule a viewing today**

Inclusions: **None**

Property Listed By: **eXp Realty**

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