



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**24 VARSITY ESTATES Circle #506, Calgary T3A 2X8**

MLS®#: **A2155163**

Area: **Varsity**

Listing Date: **08/05/24**

List Price: **\$419,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2015**

Finished Floor Area

Abv Sqft: **903**  
Low Sqft:  
Ttl Sqft: **903**

DOM

**44**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Heated Garage, Insulated, Titled, Underground**

Utilities and Features

Roof: **Rolled/Hot Mop**  
Heating: **Fan Coil**  
Sewer:  
Ext Feat: **Courtyard**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
Int Feat: **Granite Counters, High Ceilings, Kitchen Island, Recreation Facilities, Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Main</b>	<b>10`10" x 10`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`7" x 7`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`11" x 8`3"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`5" x 4`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`0" x 19`3"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`10" x 7`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`5" x 12`5"</b>	<b>Laundry</b>	<b>Main</b>	<b>3`11" x 3`6"</b>
<b>Entrance</b>	<b>Main</b>	<b>6`0" x 3`1"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$656

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 1511975

Remarks

Pub Rmks: **Redefine yourself with your own lifestyle. This elite looking unit will provide you with a worry-free and convenient lifestyle: no yard maintenance, no snow shoveling, indoor heated parking, private but yet have a tight community. The unit features stylish granite counter top and shining modern appliances. Bright open plan setting in the living room gives you a sophisticated urban vibe. The primary bedroom's spacious walk-in closet leads to the ensuite bathroom to prepare you to start your brand new day every morning. High ceiling overall to enhance this unit's openness & possibility. This condo comes with a plethora of amenities such as: gym & fitness facility, his/er lockers & steam rooms, spectacular view from the roof top terrace and enormous party room. Varsity community is one of the top choices for investors due to its proximity to educational institutions. Location is part of this condo complex's advantages: LRT, groceries stores and restaurants are right at the door step; school and university are nearby. Sustainable value makes this unit a good choice for you or your investment.**

Inclusions: n/a  
Property Listed By: Homecare Realty Ltd.

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









