



THE
A-TEAM

**RE/MAX
FIRST**

4554 VALIANT Drive #806, Calgary T3A 2V5

MLS® #: **A2160940**

Area: **Varsity**

Listing Date: **08/29/24**

List Price: **\$399,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1978**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **1,178**
Low Sqft:
Ttl Sqft: **1,178**

Parkade, Underground

DOM

50
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

Construction: **Brick, Concrete, Stone**
Flooring: **Carpet, Hardwood, Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings**
Int Feat: **Bookcases, Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	20`6" x 12`9"	Dining Room	Main	14`6" x 9`6"
Kitchen	Main	13`7" x 8`1"	Bedroom - Primary	Main	13`1" x 11`5"
Bedroom	Main	10`11" x 10`9"	5pc Ensuite bath	Main	0`0" x 0`0"
3pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee:
\$1,012

Title:
Fee Simple

Zoning:
M-H1

Fee Freq:
Monthly

Legal Desc: **8912018**

Remarks

Pub Rmks: **Welcome to this bright and spacious 2 Beds, 2 Baths TOP Floor End Unit with 1,178 sq. ft. of living space in Varsity Towers! Upon entering, you'll be welcomed by an open concept with Living room and Kitchen seeing the Gorgeous views of the valley, west of COP & the mountain. The Living Room featuring a cozy gas fireplace, a ceiling fan, and lot of windows that introduce tons of natural light. The Kitchen boasts Granite countertops with an eating bar, stainless steel appliances, and cabinets extending to the ceiling. A good sized Dining Room is next to the Living Room. The Primary bedroom has a ceiling fan and includes a 5 pc Ensuite with a double vanity, jetted tub, Granite counters, and a standing shower. Additionally, a 2nd Bedroom, a Full bath, and an in-suite Laundry. Enjoy the comfort of air conditioning during the summer months. Residents have access to a wealth of amenities, including an indoor swimming pool, hot tub, gym, sauna, library, free car wash, rooftop patio, courtyard, and heated underground parking. Conveniently located minutes from the University of Calgary, Market Mall, Nose Hill Park, Foothills Hospital, and downtown Calgary, with quick access to Crowchild Trail. Don't miss this opportunity!**

Inclusions:
Property Listed By: **N/A**
Jessica Chan Real Estate & Management Inc.

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









