



THE
A-TEAM

**RE/MAX
FIRST**

2200 VARSITY ESTATES Drive #5, Calgary T3B 4Z8

MLS®#: **A2173149**

Area: **Varsity**

Listing Date: **10/17/24**

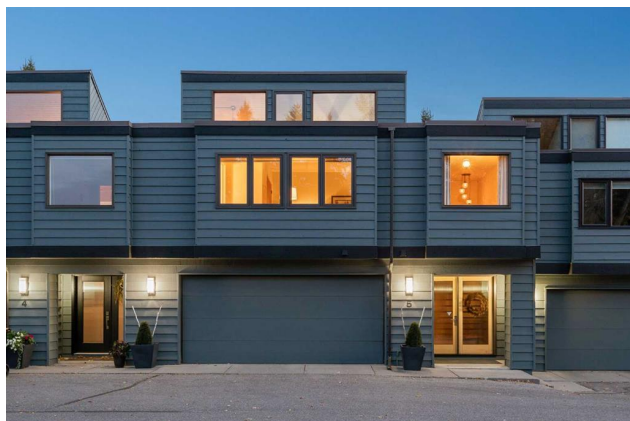
List Price: **\$1,100,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **2,929**
Low Sqft:
Ttl Sqft: **2,929**

DOM

34
Layout
Beds: **3 (2 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **See Remarks,Views**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle,Flat**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Private Entrance**

Construction: **Wood Frame,Wood Siding**
Flooring: **Ceramic Tile,Hardwood,See Remarks**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Beamed Ceilings,Built-in Features,Closet Organizers,No Animal Home,No Smoking Home,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	7'7" x 18'4"
Dining Room	Main	8'0" x 15'6"
Bedroom - Primary	Upper	15'4" x 16'5"
Bedroom	Lower	10'5" x 11'10"
Laundry	Lower	6'7" x 9'9"
2pc Bathroom	Main	
4pc Ensuite bath	Upper	

Room	Level	Dimensions
Kitchen	Main	10'0" x 12'9"
Living Room	Main	12'9" x 16'9"
Bedroom	Upper	12'3" x 12'6"
Family Room	Lower	17'3" x 18'0"
Furnace/Utility Room	Lower	7'6" x 15'3"
4pc Ensuite bath	Upper	
3pc Ensuite bath	Lower	

Condo Fee:
\$850

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **7910974**

Remarks

Pub Rmks:

Welcome to this stunning executive townhome nestled in the serene surroundings of one of Calgary's best neighbourhoods, Varsity! This impressively renovated home offers a rare opportunity to own one of only 16 units in a secluded enclave. The interior designer's brilliance is immediately evident, with beautiful details throughout. The dramatic two-storey fireplace serves as the focal point, while soaring vaulted ceilings, skylights, and expansive windows showcase the beautiful South-facing exposure. This home has been completely renovated to the highest standards in a classic mid-century modern style, providing the perfect space to live, entertain, and relax. The kitchen looks straight out of the pages of Architectural Digest, featuring a custom-designed Merit kitchen with a Kohler sink, Miele dishwasher and refrigerator, a Viking 6-burner dual-fuel range, and a striking slab backsplash. Each bedroom boasts its own full en suite bathroom with custom millwork, offering exceptional comfort and privacy for family and guests. The primary bedroom is a true retreat with custom closets, exposed beams, and a designer en suite complete with a Victoria and Albert volcanic limestone soaker tub and Hansgrohe fixtures. The main floor powder room has a designer flair, featuring engineered leather wallpaper, a wood-accented ceiling, and a custom vanity. The lower level is equally impressive with custom sapele wood millwork, creating a perfect space to unwind with family. Additional updates include newer windows throughout (automatic on the main floor for ease of use), custom wood shutters on the lower level, a new garage door, updated furnaces and air conditioning units, and exotic Brazilian hardwood flooring throughout the main and upper levels, with engineered leather flooring on the lower level. Ideal for those seeking a lock-and-leave lifestyle without compromising on space, this prestigious development offers unmatched tranquility and privacy, while being conveniently located near the University of Calgary, Market Mall, the Children's and Foothills Hospitals, and top-tier schools. Adjacent to the Silver Springs Golf Course and surrounded by lush trees and green space, homes in this exclusive estate rarely come to market, as owners cherish the exceptional lifestyle it provides.

Inclusions:

N/A

Property Listed By:

Greater Property Group

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



