



THE
A-TEAM

**RE/MAX
FIRST**

4603 VARSITY Drive #308, Calgary T3A 2V7

MLS® #: **A2175358**

Area: **Varsity**

Listing Date: **10/25/24**

List Price: **\$239,999**

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:

Finished Floor Area

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

DOM

27

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Baseboard**

Heating: **Baseboard**
Sewer: **Courtyard,Garden,Lighting,Playground**

Ext Feat: **Courtyard,Garden,Lighting,Playground**

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

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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**

Legal Desc:	8912018	Monthly	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, 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





