



THE
A-TEAM

**RE/MAX
FIRST**

4603 VARSITY Drive #501, Calgary T3A 2V7

MLS® #: **A2181627**

Area: **Varsity**

Listing Date: **11/29/24**

List Price: **\$338,800**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **960**
Low Sqft:
Ttl Sqft: **960**

DOM

22
Layout
Beds: **1 (1)**
Baths: **1.5 (1 1)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage,Underground

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

Construction: **Brick,Concrete,Stucco**
Flooring: **Laminate,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Built-in Features,Ceiling Fan(s),Crown Molding,French Door,Granite Counters,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`5" x 17`9"	Dining Room	Main	10`0" x 9`8"
Bedroom - Primary	Main	11`11" x 11`10"	4pc Ensuite bath	Main	5`8" x 11`7"
Kitchen	Main	12`3" x 12`0"	Laundry	Main	5`1" x 3`6"
2pc Bathroom	Main	6`3" x 4`0"	Foyer	Main	3`4" x 8`6"
Den	Main	9`8" x 9`8"			

Legal/Tax/Financial

Condo Fee:
\$801

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-H1

Legal Desc: **8912018;141**

Remarks

Pub Rmks: **Welcome HOME to a WELL MAINTAINED condo in Varsity location. The condo with approx. 1,000 sq.ft livings space has an open concept living room with floor to ceiling windows that showcase VIEWS of Nose Hill Park!!!, a separate dining room and a kitchen (ALL STAINLESS STEEL APPLIANCES), one spacious bedroom with walk-in closet, one great size den with UNOBSTRUCTED views, 1.5 bathrooms, in suite laundry, one UNDERGROUND heated parking stall just steps from the lobby elevators and a secure storage room. Updated LAMINATE FLOORING throughout (NO CARPET). Also includes AIRCONDITION and a gas fireplace. Condo fees include: HEAT, WATER, ELECTRICITY. Enjoy the incredible lifestyle this unit has to offer as it's perfectly located in the main building which houses all the indoor amenities such a well equipped GYM, underground car wash, indoor POOL, hot tub, locker/change room, library, games/lounge and ROOFTOP patio with stunning views. Tour the courtyards with relaxing walkways, decks, patio, a green house, screened gazebo/BBQ area and a putting green. PET FRIENDLY building. Amenity rich neighborhood, located a short distance to Foothills and Children's Hospitals, as well University Campus, walking distance to Market Mall and Northland Shopping. Convenient NW location with easy access to all major arteries. DON'T HESITATE TO CALL THIS HOME!!**

Inclusions: **Furniture negotiable**
Property Listed By: **Royal LePage Benchmark**

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





