



THE
A-TEAM

**RE/MAX
FIRST**

4603 VARSITY Drive #503, Calgary T3A 2V7

MLS® #: **A2187706**

Area: **Varsity**

Listing Date: **01/16/25**

List Price: **\$324,900**

Status: **Active**

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: **867**
Low Sqft:
Ttl Sqft: **867**

DOM

6
Layout
Beds: **2 (2)**
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:
Heating: **Baseboard,Central**

Construction: **Brick,Concrete,Stucco**

Sewer:
Ext Feat: **Courtyard,Garden,Outdoor Grill,Private Yard**

Flooring: **Carpet,Tile,Vinyl**

Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Built-in Features,Crown Molding,Granite Counters**

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	11`2" x 12`7"
Living Room	Main	11`6" x 11`1"
Kitchen	Main	8`0" x 11`9"
4pc Bathroom	Main	4`11" x 8`11"
Foyer	Main	8`2" x 9`2"

Room	Level	Dimensions
Bedroom	Main	10`6" x 12`7"
Dining Room	Main	11`6" x 9`9"
Laundry	Main	4`2" x 3`11"
2pc Bathroom	Main	7`1" x 3`10"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$713

Fee Simple

M-H1

Fee Freq:

Monthly

Legal Desc: 8912018;143

Remarks

Pub Rmks: **Welcome HOME to this recently UPDATED 2 bedroom|2 bathroom condo in the heart of the desirable Varsity community. This beautiful CORNER unit with approx. 900 sq/ft of living space, offers a great open concept, brand-new STAINLESS STEEL appliances, new flooring, new paint, and new lighting (2025). Enjoy all the natural light from the floor to ceiling windows that flood the living space throughout. The kitchen features a warm wood cabinetry, granite countertops and good amount of storage. Convenient in suite laundry with storage, AIRCONDITION and a gas fireplace with display built-ins complete the space. This unit includes HEATED UNDERGROUND parking, just steps from the lobby elevators and carwash facility. 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, indoor POOL, 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, parks, playgrounds, Market Mall, Northland Shopping, Varsity Community centre with public tennis courts plus the community garden. Convenient NW location with easy access to all major arteries. DON'T HESITATE TO CALL THIS HOME!!**

Inclusions: TV
Property Listed By: Royal LePage Benchmark

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







