



THE
A-TEAM

**RE/MAX
FIRST**

1901 VARSITY ESTATES Drive #6, Calgary T3B 4T7

MLS®#: **A2191201**

Area: **Varsity**

Listing Date: **02/05/25**

List Price: **\$849,900**

Status: **Active**

County: **Calgary**

Change: **-\$40k, 19-Feb**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **2,151**
Low Sqft:
Ttl Sqft: **2,151**

DOM

60
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Cul-De-Sac,Front Yard,Landscaped,On Golf Course,Views**
Park Feat: **Double Garage Attached,Driveway,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle,Tar/Gravel**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,Barbecue,Private Yard,Tennis Court(s)**

Construction:

Wood Siding

Flooring:

Carpet,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Microwave,Oven,Refrigerator,Washer,Water Softener,Window Coverings

Int Feat:

Central Vacuum,Dry Bar,Granite Counters,No Smoking Home,Recreation Facilities,See Remarks,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`4" x 11`0"	Family Room	Main	16`9" x 17`1"
Kitchen With Eating Area	Main	11`8" x 10`2"	Laundry	Main	7`8" x 5`2"
Bedroom	Upper	10`0" x 13`0"	Bedroom	Upper	12`6" x 12`1"
Bedroom - Primary	Upper	29`2" x 13`5"	4pc Bathroom	Upper	10`0" x 5`0"
2pc Bathroom	Main	6`0" x 5`2"	4pc Ensuite bath	Upper	9`7" x 18`7"
Storage	Lower	29`1" x 18`8"	Furnace/Utility Room	Lower	21`7" x 13`5"
Walk-In Closet	Upper	6`6" x 4`7"			

Condo Fee:
\$647

Title:
Leasehold
 Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **7810670**

Remarks

Pub Rmks: **Welcome to a spacious 2-storey home located on the ridge in phase II of Chateaux on the Green. This ideally located property is situated above the 3rd hole of Silver Springs golf course with stunning views to the east. The property went through extensive renovations 8 years ago with a completely renovated kitchen. Main level has a large living room with wood burning fireplace, and a dining area that opens onto a recently upgraded private deck with amazing views through the seasons. The updated kitchen has white cabinets along with quartz countertops and updated appliances. Gorgeous hardwood throughout the entire main floor and upper level. Very easy to keep clean! Kitchen also has a separate bar/beverage station with a second sink, wine rack and additional storage. Laundry is located on the main along with a 2 piece powder room. Oversized double garage is fully dry-walled and has a heater. The upper level has 3 bedrooms and 2 full baths. The primary bedroom is very large with a walk-in closet plus an extra closet, and has beautiful views of the ravine and golf course. An adjacent sitting area with a gas stove can be used as an office or reading room or can be developed into a large walk-in closet. Upper level also has a second private deck for sitting out on our warm summer nights or enjoying a coffee in the mornings with the east exposure. 2nd bedroom is larger and has a walk-in closet. The 3rd bedroom can be used as an office or additional bedroom for kids or guests. The ensuite awaits development for the future buyer with large counter tops, closets, and a bathtub with separate shower set up. A large unfinished basement can easily be developed to your preferences. Full exterior painting of the unit was completed last year. The complex has a rec centre where monthly costs are shared with phase 1. The rec centre has a swimming pool, hot tub, sauna, fitness room, and large meeting room for guests where private functions can be hosted, as well as a tennis court for tennis or pickle ball. The condo is directly across the street from Silver Springs Golf course and is also close to Market Mall, Dalhousie Station and Crowchild Square, and lovely parks like Bowmont Park and Varsity Ravine Park.**

Inclusions: **desk on upper level can be left behind for free.**

Property Listed By: **RE/MAX Real Estate (Mountain View)**

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













