



THE
A-TEAM

**RE/MAX
FIRST**

1815 VARSITY ESTATES Drive #111, Calgary T3B 3Y7

MLS®#: **A2196019**

Area: **Varsity**

Listing Date: **02/23/25**

List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1974**

Finished Floor Area

Abv Sqft: **1,266**
Low Sqft:
Ttl Sqft: **1,266**

DOM

0

Layout

Beds: **1 (1)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Environmental Reserve,Front Yard,Greenbelt,Low Maintenance Landscape,No Neighbours Behind,On Golf Course,Rectangular Lot,Views
Garage Faces Front,Oversized,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garburator,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Central Vacuum,Closet Organizers,French Door,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		3pc Bathroom	Basement	
4pc Bathroom	Main		Living Room	Main	17`2" x 13`10"
Dining Room	Main	11`3" x 12`5"	Kitchen	Main	18`1" x 13`7"
Bedroom - Primary	Main	12`11" x 12`8"	Den	Main	10`5" x 9`9"
Game Room	Basement	28`5" x 25`7"	Storage	Basement	15`9" x 13`11"
Laundry	Basement	12`2" x 7`7"			

Legal/Tax/Financial

Condo Fee:
\$441

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **7610088**

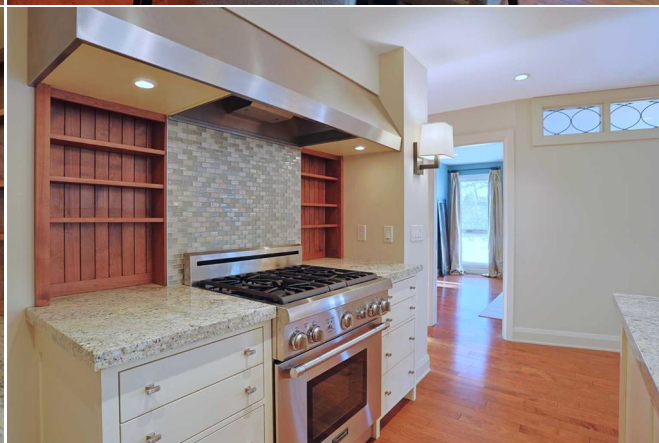
Remarks

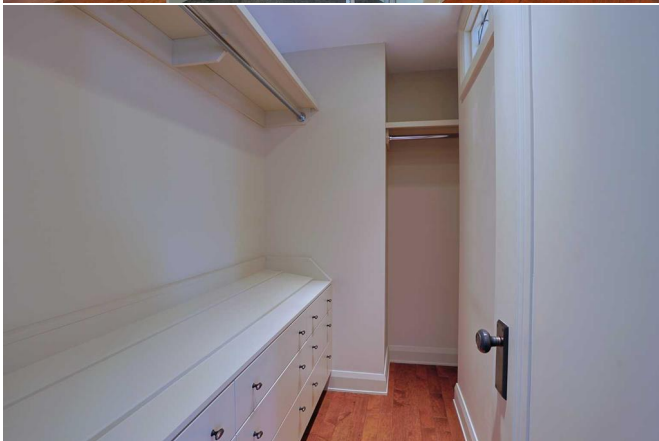
Pub Rmks: **Welcome to CHATEAUX ON THE GREEN I & this phenomenal opportunity here in one of Northwest Calgary's most sought-after condo projects, perched on the ridge overlooking the prestigious Silver Springs golf course. This beautifully renovated 1 bedroom + den villa enjoys exquisite hardwood floors & granite counters, fully-loaded custom kitchen with high-end appliances, 2.5 bathrooms & wonderful outdoor living space with views of the ravine & Canada Olympic Park. Available for quick possession, this fully finished end unit features an incredible open concept main floor with flat ceilings, inviting living room with gas fireplace & access to the deck, spacious dining room & stunning designer kitchen with granite counters, large centre island with farmhouse sink, pantry & upgraded appliances including Bosch dishwasher, Jenn-Air fridge & Thermador gas stove with convection oven. The bedroom is your private relaxing retreat & has a big walk-in closet (with laundry chute) & cheater ensuite with heated tile floors, granite countertops & built-in cabinets. The home office - with corner windows & sensational views, also has its own separate access into the bathroom. The lower level is beautifully finished with a huge open games/rec room, full bathroom with walk-in shower & heated floors, laundry area with laundry chute & LG washer/dryer plus another room for storage, home gym or guest bedroom. Additional extras include water softener & central vacuum system, finished oversized single garage, Buderus high-efficiency boiler & Kohler toilets. Residents of CHATEAUX ON THE GREEN also enjoy access to the private amenity centre complete with fitness centre & games/rec room, indoor pool, hot tub & outdoor tennis courts. A truly amazing home in this highly-desirable family community only minutes to top-notch schools, bus stops & LRT, University of Calgary & Foothills Medical Centre, Bowmont Park, popular retail centers (Market Mall, University District, Dalhousie Station, etc) & quick easy access to downtown.**

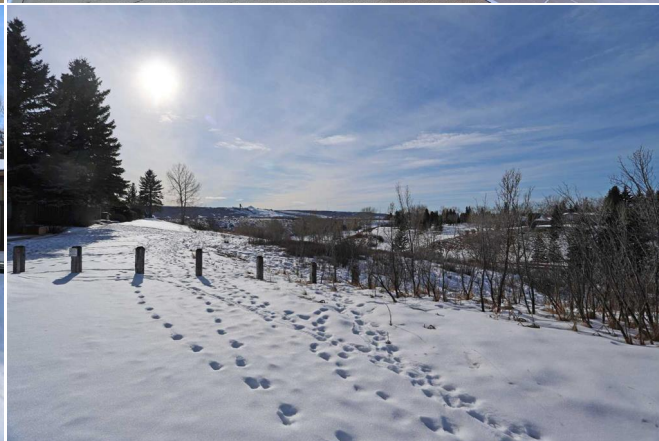
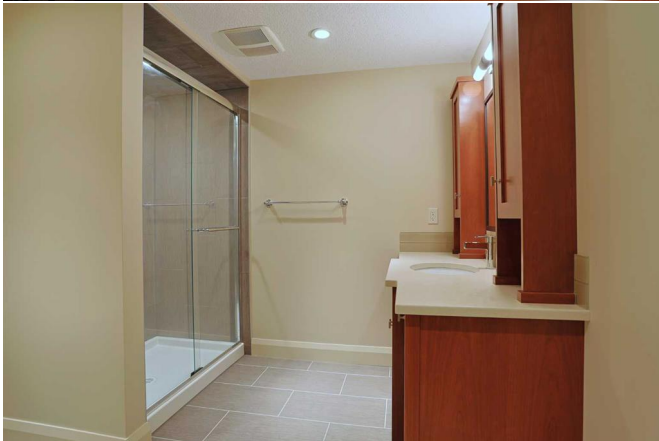
Inclusions: **Alarm system hardware**
Property Listed By: **Royal LePage Benchmark**

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











111-1815 Varsity Estates Dr NW, Calgary, AB

Main Building, Total Exterior Area Above Grade 1208.34 sq ft



Main Floor
Exterior Area 1208.34 sq ft

Basement (Below Grade)
Exterior Area 1175.56 sq ft

0 4 8

PREPARED: 2025/02/21

While regions are excluded from total floor area in UG/DE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

