

# \$700,000 - 204, 4603 Varsity Drive Nw, Calgary

MLS® #A2182794

**\$700,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

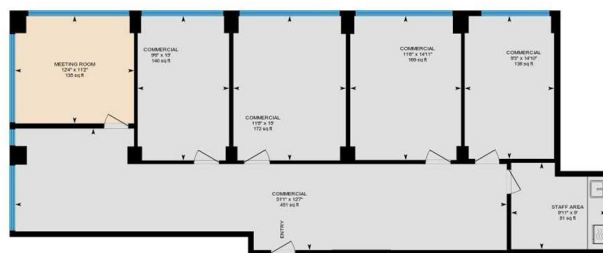
Varsity, Calgary, Alberta

Professional office condo located in Varsity Towers, offering GREAT WORK and LIVE SPACES. The building features secure access main door and two elevators. THE WORK SPACE features 5 bright and spacious offices with tall and south facing windows. The office includes a convenient kitchenette/break room for added convenience and shared boardroom and washrooms are available on the same floor. THE LIVE SPACE provides you access to the swimming pool, hot tub, exercise room, steam bath, library and social lounge. In addition, a beautiful green and private courtyard plus a roof top patio w bbq and 360 views. Close to major roads providing easy and convenient commute for your team and clients. A short walking distance to restaurants and shops. Transit stop in front of the building, in addition, 3 surface and 2 underground assigned parking stalls plus visitor parking. All utilities are included in the condo fee. Schedule a tour today to experience the full potential of this exceptional property.



204-4063 Varsity Dr NW, Calgary, AB

Main Floor Interior Area 1355.17 sq ft



PREPARED: 2024/12/05

White regions are excluded from total floor area in SOURCE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Built in 1978

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2182794  |
| Price      | \$700,000 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 1978      |

|          |            |
|----------|------------|
| Type     | Commercial |
| Sub-Type | Office     |
| Status   | Active     |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 204, 4603 Varsity Drive Nw |
| Subdivision | Varsity                    |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3A 2V7                    |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 5 |
|----------------|---|

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | December 9th, 2024 |
| Days on Market | 112                |
| Zoning         | M-H1               |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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