

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

MLS® #A2182794

**\$700,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

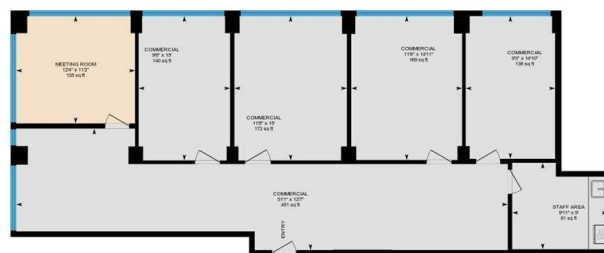
Varsity, Calgary, Alberta

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



0 5 10 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	113
Zoning	M-H1

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.