

# \$479,000 - 10, 803 Varsity Estates Drive Nw, Calgary

MLS® #A2253568

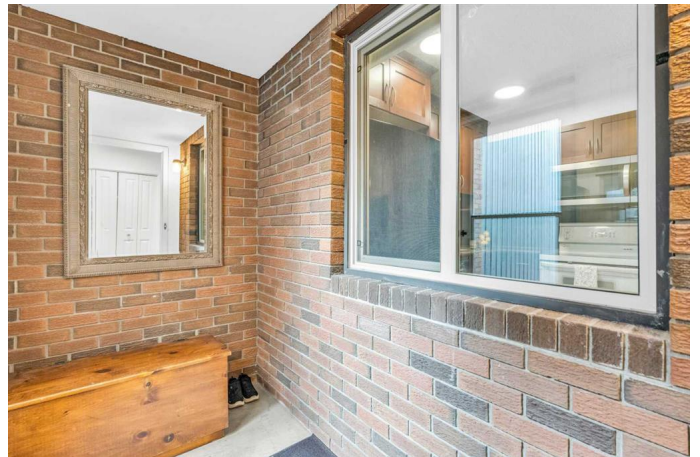
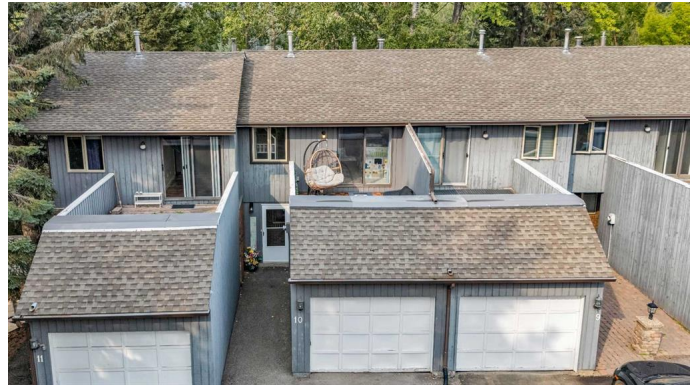
**\$479,000**

3 Bedroom, 3.00 Bathroom, 1,178 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Opportunity is knocking and you need to open that door! These units do not come up often and there is always a good reason for low overturn in a complex, that reason being owners LOVE living here! This complex is also SELF MANAGED! What does that mean? It means that you get to keep your condo fees low and affordable while having fellow neighbours who care and have a direct interest in the complex oversee everything as a group, no middle man, just owners who care! This complex is also located on M-C1 d75 zoning, meaning there is the possibility of future development that would be of benefit to those that own at that time (however this is not in any near future plans at all, but great for those that are real estate savvy). This unit screams pride in ownership and has been well cared for. It has a SINGLE ATTACHED garage, and a convenient closed in BRICK front porch! When entering the home you are greeted with the dining room with an adorable built-in bench, along with a stunning and modern kitchen that features STAINLESS STEEL appliances and GRANITE counters, including the island with extra seating. There is a 2 piece bathroom in the hall, followed by a huge living room flooded with natural light from your WEST facing backyard space that overlooks green space. That's right, NO NEIGHBOURS behind but endless field space for the kids to burn off their energy. The living room also features a beautiful BRICK gas fireplace with mantle. Upstairs you are greeted



by a colourful barn door giving access to the 4 piece main bathroom, that also has a cheater door to the primary bedroom, that has its own private vanity- a great way to have the best of both worlds , the Primary is massive with a larger closet. At the other end of the hallway you will find the 2nd and 3rd bedroom, both great sizes. However, the 3rd bedroom has patio doors giving direct access to your very own ROOFTOP PATIO! If you work from home, this would make the PERFECT home office!! The basement is partially finished and has so much potential to create many different options, currently it is being used as a 4th bedroom (not egress window) with a private 3 piece bathroom attached - Great for guests! It has lots of storage and is just waiting to be developed into exactly what you need! The complex doesn't have visitor parking but each unit fits 2 vehicles in front of the single garage, and there is a complex across the street with every amenity you likely need and lots are street parking nearby. Do not miss the chance at this unique property and to live in one of Calgary's most desired communities, that is close to UofC, Foothills Hospital, Alberta's Children's hospital, Dalhousie LRT station, Market Mall and so much more. Book your showing TODAY!

Built in 1976

### **Essential Information**

MLS® #	A2253568
Price	\$479,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,178
Acres	0.00
Year Built	1976

Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	10, 803 Varsity Estates Drive Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B4W5

### Amenities

Amenities	Snow Removal, Trash
Parking Spaces	3
Parking	Additional Parking, Front Drive, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Built-in Features, Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Brick Facing
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Treed
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	September 3rd, 2025
Zoning	M-C1 d75

## **Listing Details**

Listing Office	RE/MAX Rocky View Real Estate
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