

# \$460,000 - 207, 4603 Varsity Drive Nw, Calgary

MLS® #A2204003

**\$460,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

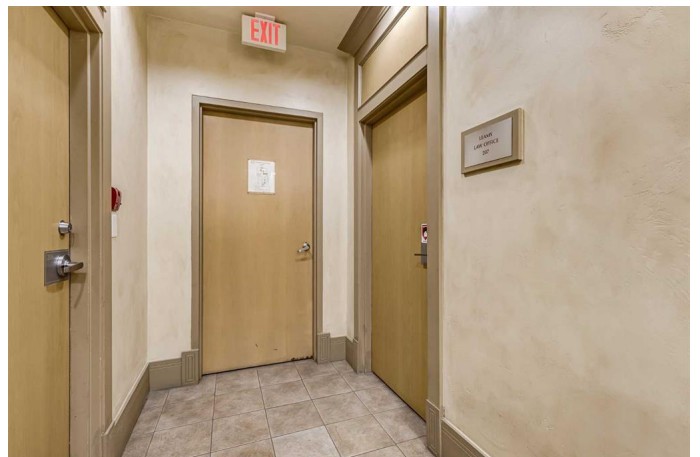
Varsity, Calgary, Alberta

Discover a fantastic professional office space in a building brimming with amenities! This inviting setup includes three private offices, a welcoming reception/admin desk, and a comfortable waiting area, all featuring a kitchen and boardroom. You'll find convenient washrooms nearby and a spacious boardroom that's perfect for booking larger meetings. The building truly has it all, with plenty of amenities for both owners and tenants to enjoy, such as a rooftop patio with a BBQ, a pool, a hot tub, a cozy library, a gym, saunas with change rooms, an indoor lounge, and a private bar for hosting functions. Plus, there's an underground car wash available for all! Situated away from the hustle and bustle of downtown, yet easily accessible, you'll appreciate having two assigned parking stalls right at the entrance, along with visitor parking options. The condo fee conveniently covers heat, electricity, maintenance, insurance, and water, making it an excellent choice!

Built in 1978

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2204003  |
| Price      | \$460,000 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 1978      |



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

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 207, 4603 Varsity Drive Nw |
| Subdivision | Varsity                    |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3A 2V7                    |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 34               |
| Zoning         | M-H1             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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