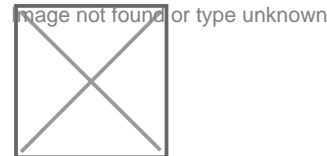


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

207, 4603 VARSITY DRIVE NW FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
29879


MLS ID:
A2204003

\$460,000



 **JUSTIN HAVRE**
 (403) 217-7600

 eXp Realty
 403-262-7653

 207, 4603 Varsity Drive NW, Calgary , Alberta T3A 2V7

Transaction Type For Sale	Days On Market 14	Zoning M-H1
Subdivision Varsity	Year Built 1978	Structure Type Office
Property Type Commercial	Property Sub Type Office	Legal Plan 8912018
Building Area (Sq. Ft.) 1032.00	Building Area (Sq. M.) 95.88	Parking 2
Inclusions none	Restrictions Condo/Strata Approval	Reports None

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!

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