

# \$459,900 - 16, 803 Varsity Estates Drive Nw, Calgary

MLS® #A2236506

**\$459,900**

3 Bedroom, 2.00 Bathroom, 1,161 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Open House Sat July 19 from 1-3pm.

Experience the best of Varsity Estates living in this pristine 3-bedroom townhouse backing onto mature trees and a green space. Located in one of the area's most affordable complexes, this property offers incredible value. Solid owner management has made a remarkably low condo fee of just \$200 per month possible. Units within this complex very rarely come on the market. This home shines with a bright, spacious layout, including a generous living room with oversized windows and a cosy wood-burning fireplace. The updated kitchen is equipped with newer upgraded appliances and countertops, a dedicated eating area, and ample cabinetry. Conveniently located off the kitchen is a 2-piece bathroom. The attached garage leads into a private foyer (perfect for coats and shoes) before you enter the main house. The upper level boasts three comfortable bedrooms, one of which offers direct access to a private rooftop deck—an ideal space for catching some sun. A fully renovated 4-piece bathroom, featuring a new tub, flooring, countertops, and toilet, provides a modern touch. Significant investments have been made, a high-efficiency furnace, hot water tank, select windows, LiftMaster garage opener, upgraded countertops throughout, and fresh paint. The unfinished basement offers a blank canvas for your future development dreams. The location is truly exceptional. Enjoy a quick five-minute walk to the



Dalhousie LRT Station and easy access to Market Mall, Foothills Hospital, Children's Hospital, Safeway, University of Calgary, and popular coffee shops. Explore walking and biking paths right outside your door, and benefit from numerous shopping centres within a few minutes drive. This is a quiet, established complex offering unparalleled convenience. Zoned M-C1, this property also presents excellent potential for future redevelopment. Don't miss this opportunity to own an upgraded home with both immediate comfort and long-term value.

Built in 1976

### **Essential Information**

MLS® #	A2236506
Price	\$459,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,161
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	16, 803 Varsity Estates Drive Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 6A4

### **Amenities**

Amenities	Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Kitchen Island, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	11
Zoning	M-C1 d75

### Listing Details

Listing Office	RE/MAX Complete Realty
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