

# F o r s a l e

## OFFICE CONDOMINIUM VARSITY TOWERS 207, 4603 VARSITY DRIVE NW



### Highlights... Price Reduced

- ✓ 2nd floor Corner unit
- ✓ Rare Opportunity within Varsity Towers which offers extensive amenities; large boardroom, kitchen bar and billiards lounge, rooftop patio, pool, hot tub, sauna, Gym facilities, library, car wash and outdoor patios
- ✓ 1,032 sq. ft. Including, waiting area, reception / office, boardroom, 3 private offices and storage data area.
- ✓ Attractive development with above average finish schedule
- ✓ Accessible North Central location just off Shaganappi Trail
- ✓ Excellent ownership opportunity for this well developed office suite

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**Retail, Industrial, Investment Sales & Leasing**

# F o r s a l e

ADDRESS:	Suite 207, 4603 Varsity Drive NW, Calgary, Alberta T2C5H3
LEGAL DESCRIPTION:	Condominium Plan 8912018 , Legal Unit 175 Unit Factor 49
REGISTERED SIZE:	95.9 sq. m. / 1,032 sq. ft.
YEAR OF CONSTRUCTION:	Circa 1978
ZONING:	M-H1 Multi Residential—High Density, Low Rise Bylaw P2007
PROPERTY TAXES:	(2022) \$7,479.70 per annum
CONDOMINIUM FEES:	(2022) \$679.30 per month, Includes heat water and electricity charges
PARKING:	Designated front surface stalls, 205, 206, ample visitor parking
DESCRIPTION:	1.032 sq. ft. 2nd floor corner unit office, lots of glass above average improvements within residential tower providing multiple amenities such as, roof top patio, large boardroom, billiards lounge, kitchen and bar, library , pool, hot tub, sauna, gym as well a outdoor patios and gardens
MECHANICAL:	Elevator Access, common washrooms in hallway
PARKING:	2 designated surface stalls, 205, 206, ample visitor parking
ASKING PRICE:	<del>\$560,000</del> reduced to \$550,000
COMMENTS:	Rare opportunity for this well priced office condo within Varsity Towers Offering great access egress, parking, and amenities. Very functional well designed space with above average improvements in an excellent North Central location.



NOTE: the information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification by the Purchaser and does not form part of any future agreement. This property may be withdrawn from the market at anytime without further notice.

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## 207, 4603 VARSITY DRIVE NW

Office Buildings: Standard Methods of Measurement ANSI/BOMA Z65.1 – 2017 - Method A

### AREA SUMMARY

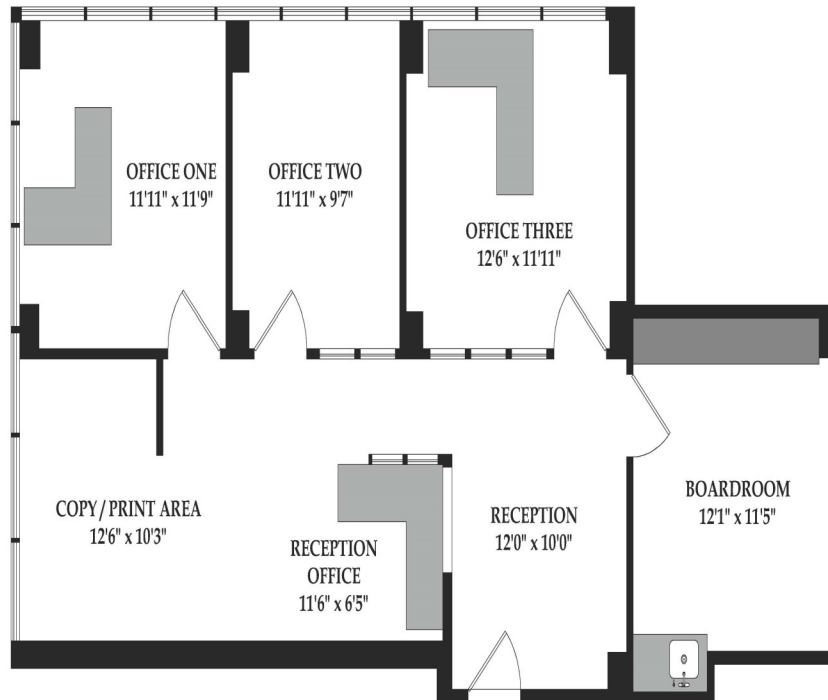
■ GROSS RENTABLE AREA - 971 Sq.Ft. / 90.21 m<sup>2</sup>

■ REGISTERED CONDO SIZE - 1,032 sq. ft. / 95.9 m<sup>2</sup>

DATE COMPLETED: SEPTEMBER 29, 2022

PROPERTY TYPE: OFFICE

CUSTOMER: PAUL LOUITT // CENTURY 21 BAMBER



GROSS RENTABLE AREA OF UNIT  
COMPLETED ONLY - AS REQUESTED.  
SHARED RATIO/GROSS UP FACTOR OF  
BUILDING COMMON AREAS NOT  
AVAILABLE WITHOUT ACCESS TO ALL  
SUITES AND AREAS OF ENTIRE COMPLEX



F o r s a l e





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