

11, 2200 Varsity Estates Drive NW  
Calgary, Alberta

MLS # A2141721



## \$875,000

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	4 Storey		
<b>Size:</b>	4,233 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Door Opener, Oversized		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Cork, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 850
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Central Vacuum, French Door, Granite Counters, High Ceilings, Jetted Tub, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Vaulted Ceiling(s)

**Inclusions:** N/A

This exceptional townhouse is nestled in a quiet enclave facing a private park in Varsity Estates and offers an outstanding modern architectural design. Contemporary open styling, hillside home that features over 4000 square feet of elegant living space and European craftsmanship. A unique development consisting of 16 estate homes built on 2.5 acres, adjacent to the Silver Springs Golf Course. Features include open styling, high engaging ceilings, huge principal rooms, and two massive fireplaces through the center of the home. Upgrades include kitchen, bathrooms, hardwood floors and much more. Large end unit has ample windows to let natural sunlight filter in. Enjoy seclusion and privacy from your own private retreat and two spacious decks. Close to all amenities including L.R.T., golf course, parks, pathway systems, shopping, and two hospitals plus the University of Calgary.