



GRASSROOTS
REALTY GROUP

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204, 4603 Varsity Drive NW
Calgary, Alberta

MLS # A2329697



\$584,900

Division:	Varsity
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	Varsity Towers
Bus. Name:	-
Size:	1,375 sq.ft.
Zoning:	M-H1
Addl. Cost:	-
Based on Year:	-
Utilities:	Electricity Connected, Natural Gas Connected, Phone Co
Parking:	-
Lot Size:	-
Lot Feat:	-

Heating: Baseboard

Floors: Carpet

Roof: Metal, Tar/Gravel

Exterior: Brick, Concrete, Stone

Water: -

Sewer: -

Inclusions: Venetian Blinds

WELCOME to this EXCEPTIONAL PROFESSIONAL OFFICE OPPORTUNITY in the HEART OF VARSITY! Offering a total of 1,375 SQ. FT. OF AIR-CONDITIONED WORKSPACE + STORAGE ROOM =TOTAL of 1,418 sq ft of USABLE SPACE w/5 PRIVATE OFFICES, 5 ASSIGNED PARKING STALLS (2 UNDERGROUND + 3 SURFACE) + A THOUGHTFULLY DESIGNED FLOOR PLAN, this TURNKEY OFFICE CONDOMINIUM perfectly blends PROFESSIONAL PRESENTATION, FUNCTIONALITY + FLEXIBILITY. Whether you're establishing a new headquarters, expanding your growing business or securing a LONG-TERM COMMERCIAL INVESTMENT, this exceptional office offers a polished, professional environment designed to support productivity, collaboration + lasting success. Suitable for MEDICAL, DENTAL, PSYCHOLOGIST, ESTHETICS, CLINICS, PROFESSIONALS etc.– you name it! Purposefully designed for today's workplace, the layout strikes the perfect balance between collaboration and privacy. A welcoming RECEPTION AREA creates an impressive first impression while leading into FIVE PRIVATE OFFICES, each positioned along the exterior of the building to take advantage of abundant natural light. Just off the foyer, a spacious OPEN BULLPEN WORK AREA provides EXCEPTIONAL FLEXIBILITY for administrative staff, collaborative workstations or a dedicated operations centre with ample room for printers, filing systems, office equipment + supply storage—creating an EFFICIENT WORKFLOW that can easily adapt as your business evolves. A PRIVATE STAFF KITCHEN enhances day-to-day convenience, while professionally maintained shared washrooms maximize the suite's usable workspace. Completing the offering is a dedicated STORAGE ROOM located in the secure parkade, providing valuable additional space

for archived files, office supplies, inventory or equipment. Practicality is equally impressive with FIVE ASSIGNED PARKING STALLS, including TWO HEATED UNDERGROUND STALLS and THREE SURFACE STALLS, providing OUTSTANDING CONVENIENCE for owners, employees and visiting clients alike. BUILDING AMENITIES also include SHARED BOARD ROOM space, INDOOR POOL, private GARDEN SPACES, WELL EQUIPPED GYM, THEATRE/GAMES room, LIBRARY/STUDY room, welcoming LOBBY SPACE and a PRIVATE CARWASH BAY!! Utilities INCLUDED IN CONDO FEES: electricity, heat, water & building maintenance. Opportunities to secure this level of dedicated parking in a professional office setting are becoming increasingly rare, adding TREMENDOUS VALUE FOR BUSINESSES that prioritize ACCESSIBILITY and CONVENIENCE.