



GRASSROOTS
REALTY GROUP

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**24, 1815 Varsity Estates Drive NW
Calgary, Alberta**

MLS # A2267268



\$599,900

Division:	Varsity		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,874 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Low Mainten		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Subfloor, Concrete, Tile, Wood

Roof: Asphalt

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Open Floorplan, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 730

LLD: -

Zoning: M-CG d19

Utilities: -

Inclusions: All appliances are sold As-Is

Welcome to Chateau on the Green - a highly sought-after, established community backing onto the Silver Springs Golf Course. This property presents an exceptional opportunity for those looking to create their dream home. Owned by the same resident for over 50 years, it's a clean slate, ready for some upgrades! With a spacious, open-concept layout and large, sun-filled windows, the potential for transformation is truly limitless. Some updates have already begun — carpets and select appliances have been removed, paving the way for your personalized improvements. Having one of the most desirable layouts in the complex, this unit features a rare four bedrooms on the upper level. The oversized primary suite includes a 4-piece ensuite, ample closet space, and a generous private balcony. The additional bedrooms offer walk-in closets and are just across from a large 4-piece bathroom. The unfinished basement provides a wide-open layout with high ceilings, plumbing rough-ins for a future bathroom, and plenty of storage — an ideal canvas for customization. Residents of this prestigious complex enjoy a long list of amenities, including a clubhouse, indoor pool, hot tub, fitness centre, pickleball and tennis courts, party room, and visitor parking. Scenic walking paths surround the property, offering mountain views, green spaces, and playgrounds — perfect for pet owners and outdoor enthusiasts alike. Nestled in the desirable community of Varsity, this home offers convenient access to major routes, shopping, schools, and all amenities within a safe and well-established neighbourhood. The private, fenced yard backs onto a serene greenbelt and walking path, with the tennis courts just beyond — an ideal setting for relaxation or recreation. The condominium complex itself is exceptionally well-managed and

meticulously maintained. This home offers an unbeatable opportunity to invest in one of Northwest Calgary's most desirable communities. Call your favourite realtor now for a showing.