

305, 4555 Varsity Lane NW  
Calgary, Alberta

MLS # A2266186



# \$299,999

|           |                                      |        |                   |
|-----------|--------------------------------------|--------|-------------------|
| Division: | Varsity                              |        |                   |
| Type:     | Residential/High Rise (5+ stories)   |        |                   |
| Style:    | Apartment-Single Level Unit          |        |                   |
| Size:     | 856 sq.ft.                           | Age:   | 1978 (47 yrs old) |
| Beds:     | 2                                    | Baths: | 1                 |
| Garage:   | Assigned, Heated Garage, Underground |        |                   |
| Lot Size: | -                                    |        |                   |
| Lot Feat: | -                                    |        |                   |

|             |                                            |            |        |
|-------------|--------------------------------------------|------------|--------|
| Heating:    | Baseboard, Hot Water, Natural Gas          | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile                       | Sewer:     | -      |
| Roof:       | -                                          | Condo Fee: | \$ 690 |
| Basement:   | -                                          | LLD:       | -      |
| Exterior:   | Brick, Concrete, Stone                     | Zoning:    | M-H1   |
| Foundation: | Poured Concrete                            | Utilities: | -      |
| Features:   | Bookcases, No Animal Home, No Smoking Home |            |        |

Inclusions: nq

Large condo with A/C and Condo Fees that include everything (including electricity, hot tub, pool and steam room!) in the sought-after Varsity offers bright, south-facing views and a beautifully maintained open-concept layout. Recently painted and featuring brand-new flooring, this 2-bedroom, 1-bath home includes a spacious living room with a cozy fireplace and built-in window air conditioning, a welcoming dining area, and a well-appointed kitchen with a full appliance package. Enjoy the convenience of in-suite laundry with a storage area, plus a heated underground parking stall and an additional storage unit. The amenities here are exceptional. Residents enjoy access to an underground car wash, indoor pool, sauna, fitness centre, greenhouse, and outdoor mini-golf. The entertainment lounge includes card tables, a pool table, shuffleboard, and darts, perfect for social gatherings. When the weather is nice, there are also plenty of outdoor spaces throughout the complex to relax and enjoy. Varsity Towers is ideally located near Market Mall, the University of Calgary, Foothills Hospital, the Children's Hospital, and the new University District with shops, restaurants, and major roadways just minutes away. Condo fees include all utilities, including electricity. This is a beautiful condo in a very well-maintained complex, located in one of the most desirable parts of the city. Rarely available, so call your favourite Realtor; today and come see this one!