

**#903, 4555 Varsity Lane NW**  
**Calgary, Alberta**

**MLS # A2314273**



**\$489,000**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,803 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 1,724
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bidet, Bookcases, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Elevator, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Steam Room, Walk-In Closet(s)

**Inclusions:** Murphy Bed in Den, Two TV Mounts, Gas BBQ

Live "Up" to your expectations in this stunning, SUB-PENTHOUSE, designed with both Elegance and Comfort in mind: Pets Allowed, with Board approval (1 dog), 2 Underground parking stalls and absolutely superb amenities! Situated in the center Tower of a PARK LIKE setting with a GOLF putting green to the South and an indoor swimming POOL jetted hot tub, fully equipped FITNESS area, sauna and change rooms to the North - this complex has it all! The suite itself offers 2 generously sized Bedrooms (a covered BALCONY off the Primary bedroom - special ambiance for morning coffee - in addition to it's own Fireplace) plus a Den complete with the Murphy Bed - included - and office (easily converted to a third bedroom, if needed). This Primary Bedroom also offers Built-in closet drawers in both closets and a double vanity in the ensuite bath (note the granite floor tiles with continuing, wainscot detailing surround).