



**GRASSROOTS**  
REALTY GROUP

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**606, 4555 Varsity Lane NW  
Calgary, Alberta**

**MLS # A2240272**



**\$325,000**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	860 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Enclosed, Heated Garage, Side By Side, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 735
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Crown Molding, Jetted Tub, Quartz Counters, Track Lighting		

**Inclusions:** Key fobs

This 2 bed, 2 bath condo is 860 sq ft and located right in the heart of the Varsity neighborhood. If you enjoy having some great amenities right in your own complex, then Varsity Towers is definitely one place to consider living! This well maintained, 3 building complex is PET FRIENDLY and has a lot to offer besides just a place to sleep. A Fitness Center, Indoor Pool, Jacuzzi hot tub, Locker rooms, a Steam room, a wood working room, a Library, Party Room / Lounge, Patio areas, a Greenhouse, BBQ areas on the terrace and in the garden, a car / bicycle wash bay, beautifully landscaped courtyards and more! This spacious condo is an END UNIT on the 6th floor of the middle building. You will simply fall in love the 180 DEGREE VIEW from the north facing sun room ! Imagine seeing mountain views and gorgeous sunsets every day! With built in Air Conditioning and a gas fireplace, you can make your living space feel both cozy and comfortable! Featuring IN SUITE LAUNDRY, a separate storage locker, and TWO underground heated PARKING STALLS. All of this, ALL of your UTILITIES, and ALL of the complex amenities are included with very a reasonable monthly condo fee! (You will just need phone and internet). This home has just been freshly painted with a trendy neutral grey, so you can bring a splash of colors when you decorate! The kitchen features white appliances, a white dual sink, and white wood cabinetry, contrasting perfectly with the gleaming black granite counter top and accented with a unique black & white tile backsplash. The very spacious primary bedroom has its own 4-piece en-suite bathroom, and there is also a 3 Piece bathroom, complete with a shower for guests. The second bedroom is very spacious and could make for a very nice office or guest bedroom. Also in the complex is an entertainment lounge equipped with card

tables, a pool table, shuffleboard, darts, and it is perfect for all types of social gatherings. Or when the weather is nice, there are also many other great outdoor spaces throughout the complex for you to use. Varsity Towers is located near Market Mall, U of C, Foothills Hospital, the Children's Hospital, and the New University District, with shops, restaurants, and major roadways nearby. This is a great condo, in a very nice complex, in a desirable part of the city ! Call your favorite Realtor® and come see this one today !