



GRASSROOTS
REALTY GROUP

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**305, 4555 Varsity Lane NW
Calgary, Alberta**

MLS # A2248958



\$316,000

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: N/A

Wow! What a location! This gorgeous 844 sq. ft. luxury condo in sought-after Varsity offers bright, south-facing views and a beautifully maintained open-concept layout. Recently newly painted and featuring brand new flooring, this 2-bedroom, 1-bath home boasts a spacious living room with a cozy fireplace and built-in 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. Enjoy the underground car wash, indoor pool, sauna, fitness centre, greenhouse, and outdoor mini-golf. The entertainment lounge is equipped with 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. This is a great condo in a very nice complex, in one of the most desirable parts of the city. Rarely available, so call your favourite Realtor®; today and come see this one!