



**804, 4603 Varsity Drive NW
Calgary, Alberta**

MLS # A2261784



\$600,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Varsity | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,690 sq.ft. | Age: | 1978 (47 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Assigned, Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|----------|
| Heating: | Central | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Metal, Tar/Gravel | Condo Fee: | \$ 1,649 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete, Stone | Zoning: | M-H1 |
| Foundation: | - | Utilities: | - |
| Features: | Built-in Features, Granite Counters, No Animal Home, No Smoking Home | | |

Inclusions: N/A

Penthouse condominium home in the lovely Varsity Towers. This top floor unit provides a beautiful living space and expansive distant views to the south and west that include the mountains, an overlook of Varsity, and the river valley. Excellent floor plan that provides an open plan and comfortable divided spaces. A Large kitchen with granite counters and quality built-in appliances connects to a very lovely sunroom with views to the south and west. The generous living room is warmed by a gas fireplace. Apart from the living spaces, a hallway leads to 2 large bedrooms and an office (easy conversion to 3rd bedroom if desired). The primary bedroom has a gas fireplace, a balcony to the outside deck space, a walk-in closet and a large 5pc ensuite bath. Separate laundry room in hallway next to the 4pc main bathroom. The home is excellent! Now amenities: Roof top patio (stairway directly outside the unit door) for enjoying the view, sunning, or a bbq., a beautiful indoor pool, exceptional private garden spaces, a well equipped gym, theatre/games room, library/study room, warm lobby spaces, car wash. In addition, this home comes with 2 indoor parking spaces and its own storage room. This home and the property together offers excellent value by ft\$ while providing a great lifestyle.