



GRASSROOTS
REALTY GROUP

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601, 4555 Varsity LANE NW
Calgary, Alberta

MLS # A2141612



\$339,900

Division:	Varsity		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	948 sq.ft.	Age:	1978 (46 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 762
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Spacious open concept one bedroom + den and 1.5 bath condo is just perfect for young family, working professionals, students, and seniors. Upgraded kitchen with island & breakfast bar, granite countertop, backsplash tiles, chimney hood, Samsung stove, and Bosch dishwasher. Den with built-in shelves and large windows for home office or it can be easily converted as second bedroom. Huge livingroom with bay window offers excellent view of the mountain and beautiful courtyard, and a 3-sided fireplace to warm up your evenings. Use the nook for casual dining or tea table, and there is a spacious formal dining area to fit a large table. 2pc bath for your guest, durable Luxury vinyl plank flooring, knockdown ceiling, and in-suite laundry are the added value to this lifestyle condo. The bedroom with walk-through closet, built-in shelves, 4pc luxurious bathroom with jacuzzi and walk-in shower. Enjoy amenities such as indoor swimming pool, hot tub, putting area, exercise room, car wash, and more. Not to mention the most convenient location to U of C, Hospitals, Market Mall, and right next to the strip malls for shops, restaurants, and all major roads. Book your visit now!