



GRASSROOTS
REALTY GROUP

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**309, 4818 Varsity Drive NW
Calgary, Alberta**

MLS # A2194031



\$450,000

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Low-Rise (1-4)		
Size:	1,003 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 774
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

Inclusions: n/a

Nestled in the heart of Varsity, this beautifully updated top-floor condo offers the perfect combination of style, comfort, and convenience. From the moment you arrive, the well-maintained exterior and the mature trees set the tone for a welcoming and vibrant community. Inside, this bright and spacious home features soaring 9' ceilings and an open floor plan, creating an inviting space that's perfect for entertaining family and friends. The kitchen is a chef's dream, complete with stainless steel appliances, stone countertops, and a central island that flows effortlessly into the living area. Laminate flooring enhances the modern feel, while all three bedrooms have been upgraded with plush new carpets. The entire unit has been professionally cleaned, making it truly move-in ready. A full-size laundry room and additional storage space add to the convenience of this well-thought-out floor plan. Step outside onto the large balcony, perfect for enjoying morning coffee or unwinding after a long day. The condo also includes an assigned underground parking stall and a separate storage unit. Located just minutes from Market Mall, grocery stores, schools, and the University District shopping area, this condo puts everything you need within easy reach. The University of Calgary, Alberta Children's Hospital, and Foothills Medical Centre are all nearby, making it an ideal location for students, professionals, and families alike. Varsity is also home to beautiful parks and green spaces, offering endless opportunities to enjoy the outdoors. With its top-floor location, modern updates, and unbeatable convenience, this condo is a must-see. Schedule your private showing today!