

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

MLS # A2266186



\$299,999

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: nq

Large condo with A/C and Condo Fees that include everything (including electricity, hot tub, pool and steam room!) in the sought-after Varsity offers bright, south-facing views and a beautifully maintained open-concept layout. Recently painted and featuring brand-new flooring, this 2-bedroom, 1-bath home includes a spacious living room with a cozy fireplace and built-in window 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. Residents enjoy access to an underground car wash, indoor pool, sauna, fitness centre, greenhouse, and outdoor mini-golf. The entertainment lounge includes 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, including electricity. This is a beautiful condo in a very well-maintained complex, located in one of the most desirable parts of the city. Rarely available, so call your favourite Realtor®; today and come see this one!