

**1001, 4555 Varsity Lane NW  
Calgary, Alberta**

**MLS # A2175461**



**\$335,000**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	964 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, See Remarks, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 844
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	H-H1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

**Inclusions:** N/A

Discover luxury living at its finest in this exquisite top-floor Penthouse unit suite, located in the prestigious Varsity community. Boasting an open floor plan, illuminated by an abundance of natural light streaming through large, bright windows, this condo offers a serene and inviting ambiance throughout. Step into the spacious living area, where a cozy gas fireplace creates the perfect focal point for relaxation and entertainment. Knockdown ceilings and luxury vinyl plank flooring flow throughout the main portion of the unit. The adjacent kitchen is a culinary enthusiast's dream, featuring ample Maple kitchen cabinets, elegant granite countertops and newer stainless steel appliances, ensuring both style and functionality. This condo has 1 generously sized bedroom, with ample space that could easily be converted into an additional bedroom! The bedroom also features an ensuite bathroom for added convenience and privacy. An additional 2-piece bathroom and designated laundry storage space further enhance the unit's practicality and comfort. Included with the condo is an underground parking spot and secured storage, providing added security and convenience for residents. Attention - residents gain exclusive access to the prestigious Varsity Towers Club, where a host of amenities await, including an indoor pool, hot tub, gym, social room, library, and even a car wash facility. Outdoor enthusiasts will delight in the array of recreational options available, from rooftop barbecues and a courtyard to a putting green, all conveniently located within the complex. With an in-house building manager on hand to address any concerns, residents can enjoy peace of mind and exceptional service at all times. Conveniently situated near schools, shopping centers, and an array of dining options, this condo offers the ultimate in urban convenience without compromising on luxury or

comfort. Don't miss this unparalleled opportunity to experience the epitome of upscale living in the heart of Varsity.