

**302, 4818 Varsity Drive NW  
Calgary, Alberta**

**MLS # A2204998**



**\$358,800**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	788 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	\$ 620
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to this bright and spacious top-floor apartment located in a well-established and highly desirable NW Calgary community. This beautifully maintained unit offers a functional open-concept layout featuring 2 large bedrooms, each with walk-in closets, and a 4-piece bathroom. Enjoy a bright and inviting living room that opens onto a large private balcony—ideal for relaxing or entertaining. The kitchen is equipped with stainless steel appliances, ample cabinetry, and seamlessly connects to the main living area. Additional highlights include in-suite laundry, extra in-unit storage, and an assigned heated underground parking stall—perfect for Calgary winters. Located close to schools, Market Mall, Foothills Medical Centre, the University of Calgary, and just minutes from Crowchild Trail, offering quick and easy access to downtown and beyond.