

308, 4603 Varsity Drive NW
Calgary, Alberta

MLS # A2212150



\$215,000

Division:	Varsity		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	530 sq.ft.	Age:	1978 (47 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 539
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters		

Inclusions:	N/A
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This 1-bedroom, 1-bathroom condo in Varsity Towers has been updated with new flooring and fresh paint, offering a refreshed and inviting living space. This unit is positioned in the North Tower and provides convenient access to the building's extensive amenities. The interior features a bright living area with a built-in fireplace, creating a warm and comfortable setting. Large windows let in natural light, complementing a modern, open-concept layout. The kitchen includes granite countertops, while in-suite laundry adds everyday convenience. A built-in desk with overhead cabinetry in the bedroom offers a dedicated workspace or vanity area, maximizing functionality. An assigned outdoor parking stall (#229) is included. Varsity Towers offers a range of amenities, including an indoor swimming pool, hot tub, gym, steam rooms, and a resident library with a cozy fireplace. The entertainment lounge is equipped with a pool table, shuffleboard, darts, and card tables, perfect for social gatherings. Outdoor spaces include a garden with a gazebo and BBQ facilities and a rooftop patio with city and mountain views. Condo fees cover all utilities, making this a worry-free living experience. It is located near Market Mall, U of C, Foothills Hospital, and the Children's Hospital, with shops, restaurants, and major roadways nearby.