

**305, 4603 Varsity Drive NW**  
**Calgary, Alberta**

**MLS # A2218339**



**\$310,000**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	803 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 699
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home		

**Inclusions:** N/A

2 bedroom, 1 full bathroom condo in the heart of the Varsity community. 800 + Sqft. open concept Unit Features :- Insuite Laundry, Air -Conditioner, Fireplace, Granite Countertop, Stainless Steel Appliances, Underground Heated parking close to elevators and secured underground storage. Varsity Tower offers the full package suites to the health lifestyle - Fitness Center, Indoor Pool, Hot Jacuzzi, Locker rooms, Steam room, Library, Party Room/ Lounge, Patio area, Landscaped courtyard with walkways, benches, gazebo, Greenhouse, BBQ area on the terrace as well as in the garden. There is a dedicated smoking zone for the convenience to resident of the complex. OH Did I mention this complex is Pet Friendly and there is a Car wash and Bicycle storage also available. Condo fee not only covers all the features mentioned above, it also includes Electricity, Water, Heat, common area maintenance and much more. Varsity is known for his rich amenity neighborhood, located a short distance to Foothills and Children's Hospitals, as well University Campus, parks, playgrounds, Market Mall, Northland Shopping, Varsity Community centre with public tennis courts plus the community garden.