

902, 4555 Varsity Lane NW
Calgary, Alberta

MLS # A2317265



\$300,000

Division:	Varsity		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	869 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 765
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Built-in Features, Granite Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

MOUNTAIN & NOSE HILL PARK VIEWS / SUB PENTHOUSE / EXCEPTIONAL AMENITIES . Welcome to this beautifully CORNER unit in the heart of Varsity, offering floor-to-ceiling windows that fill the home with natural light. Breathtaking 180-degree panoramic views stretching from the mountains to downtown. The lounge offers an exceptionally beautiful nighttime vista, creating a quiet, peaceful, and relaxing atmosphere. The open-concept living area features a cozy gas fireplace, while the kitchen is equipped with granite countertops, a large sink, and ample cabinetry. The spacious primary bedroom includes a private ensuite and a customized closet with built-in shelving. A second bedroom, full bathroom, and convenient in-suite laundry provide an ideal layout for guests, family, or a home office. Fresh paint adds to the home's move-in-ready appeal. **AMENITIES:** North tower: Massive Indoor pool, hot tub, library with books and board games, game room / party room with pool, darts, shuffle board and more (basement floor), rooftop terrace, sauna. South tower: court yards: Putting green. Green house. BBQ areas. So much more. The building also offers heated underground parking. Ideally located in a quiet yet convenient setting, just minutes from shopping, Brentwood C-Train Station, the University of Calgary, river pathways, and more. You're also close to the Children's hospital, foothills hospital, McMahon stadium, Market Mall, being arguably one of the most valuable areas in Calgary. A rare opportunity to enjoy maintenance-free living in one of Calgary's most desirable communities. Book your private showing today!