

501, 4603 Varsity Drive NW  
Calgary, Alberta

MLS # A2181627



**\$338,800**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	961 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 801
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Crown Molding, French Door, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

**Inclusions:** Furniture negotiable

Welcome HOME to a WELL MAINTAINED condo in Varsity location. The condo with approx. 1,000 sq.ft livings space has an open concept living room with floor to ceiling windows that showcase VIEWS of Nose Hill Park!!!, a separate dining room and a kitchen (ALL STAINLESS STEEL APPLIANCES), one spacious bedroom with walk-in closet, one great size den with UNOBSTRUCTED views, 1.5 bathrooms, in suite laundry, one UNDERGROUND heated parking stall just steps from the lobby elevators and a secure storage room. Updated LAMINATE FLOORING throughout (NO CARPET). Also includes AIRCONDITION and a gas fireplace. Condo fees include: HEAT, WATER, ELECTRICITY. Enjoy the incredible lifestyle this unit has to offer as it's perfectly located in the main building which houses all the indoor amenities such a well equipped GYM, underground car wash, indoor POOL, hot tub, locker/change room, library, games/lounge and ROOFTOP patio with stunning views. Tour the courtyards with relaxing walkways, decks, patio, a green house, screened gazebo/BBQ area and a putting green. &nbsp;PET FRIENDLY building. Amenity rich neighborhood, located a short distance to Foothills and Children's Hospitals, as well University Campus, walking distance to Market Mall and Northland Shopping. Convenient NW location with easy access to all major arteries. DON'T HESITATE&nbsp;TO CALL THIS HOME!!