

# **\$316,000 - 305, 4555 Varsity Lane Nw, Calgary**

MLS® #A2248958

**\$316,000**

2 Bedroom, 1.00 Bathroom, 856 sqft

Residential on 0.00 Acres

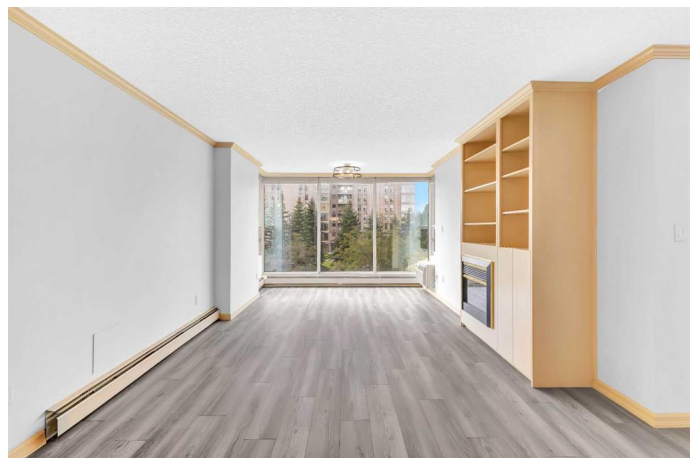
Varsity, Calgary, Alberta

Wow! What a location! This gorgeous 844 sq. ft. luxury condo in sought-after Varsity offers bright, south-facing views and a beautifully maintained open-concept layout. Recently newly painted and featuring brand new flooring, this 2-bedroom, 1-bath home boasts a spacious living room with a cozy fireplace and built-in air conditioning, a welcoming dining area, and a well-appointed kitchen with a full appliance package. Enjoy the convenience of in-suite laundry with a storage area, plus a heated underground parking stall and an additional storage unit.

The amenities here are exceptional. Enjoy the underground car wash, indoor pool, sauna, fitness centre, greenhouse, and outdoor mini-golf. The entertainment lounge is equipped with card tables, a pool table, shuffleboard, and darts, perfect for social gatherings. When the weather is nice, there are also plenty of outdoor spaces throughout the complex to relax and enjoy.

Varsity Towers is ideally located near Market Mall, the University of Calgary, Foothills Hospital, the Children's Hospital, and the new University District with shops, restaurants, and major roadways just minutes away. Condo fees include all utilities.

This is a great condo in a very nice complex, in one of the most desirable parts of the city. Rarely available, so call your favourite



Realtor® today and come see this one!

Built in 1978

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2248958          |
| Price          | \$316,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 856               |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 305, 4555 Varsity Lane Nw |
| Subdivision | Varsity                   |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3A 2V6                   |

**Amenities**

|                |                                                                                                                                                                           |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Elevator(s), Fitness Center, Indoor Pool, Parking, Party Room, Playground, Recreation Room, Secured Parking, Spa/Hot Tub, Storage, Visitor Parking, Guest Suite |
| Parking Spaces | 1                                                                                                                                                                         |
| Parking        | Assigned, Heated Garage, Underground                                                                                                                                      |

**Interior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, No Animal Home, No Smoking Home                                                    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas                                                             |
| Cooling           | Wall/Window Unit(s)                                                                           |

|                 |     |
|-----------------|-----|
| Fireplace       | Yes |
| # of Fireplaces | 1   |
| Fireplaces      | Gas |
| # of Stories    | 10  |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | None                   |
| Construction      | Brick, Concrete, Stone |
| Foundation        | Poured Concrete        |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 50                |
| Zoning         | M-H1              |

### Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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