

# \$310,000 - 305, 4603 Varsity Drive Nw, Calgary

MLS® #A2218339

**\$310,000**

2 Bedroom, 1.00 Bathroom, 803 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

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.

Built in 1978

## Essential Information

MLS® #

A2218339



|                |                   |
|----------------|-------------------|
| Price          | \$310,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 803               |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 305, 4603 Varsity Drive Nw |
| Subdivision | Varsity                    |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3A2V7                     |

### Amenities

|                |                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Clubhouse, Elevator(s), Fitness Center, Park, Sauna, Snow Removal, Visitor Parking, Indoor Pool |
| Parking Spaces | 1                                                                                                         |
| Parking        | Assigned, Underground                                                                                     |

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home                                                                  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings |
| Heating           | Baseboard                                                                                                          |
| Cooling           | Window Unit(s)                                                                                                     |
| Fireplace         | Yes                                                                                                                |
| # of Fireplaces   | 1                                                                                                                  |
| Fireplaces        | Gas                                                                                                                |
| # of Stories      | 8                                                                                                                  |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Courtyard, Garden, Lighting, Playground |
|-------------------|-----------------------------------------|

Construction            Brick, Concrete

**Additional Information**

Date Listed            May 6th, 2025  
Days on Market        4  
Zoning                  M-H1

**Listing Details**

Listing Office           CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.