

# \$285,000 - 302, 4603 Varsity Drive Nw, Calgary

MLS® #A2202554

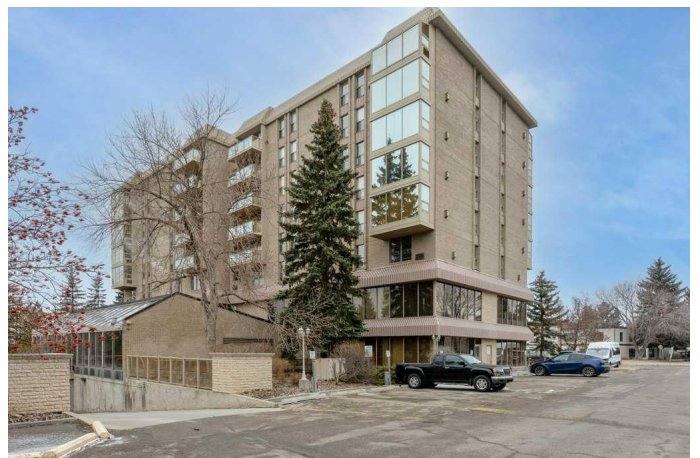
**\$285,000**

1 Bedroom, 2.00 Bathroom, 763 sqft  
Residential on 0.00 Acres

Varsity, Calgary, Alberta

Welcome to this beautifully UPDATED 1-bedroom, 2-bathroom condo in the heart of VARSITY community! This stunning CORNER UNIT offers approximately 763 sq. ft. A Second bedroom can be added if required. Bright, open-concept living space, with BRAND NEW -STAINLESS STEEL APPLIANCES, FRESH PAINT, NEW FLOORING and UPDATED LIGHTING, Lot's of windows flood the space with NATURAL LIGHT, enhancing the warm and inviting ambiance. The kitchen features elegant WOOD CABINERTY, GRANITE COUNTER TOPS, and ample storage. Enjoy the convenience of IN-SUITE LAUNDRY WITH STORAGE, AIR CONDITIONING Located in the MAIN BUILDING This unit comes with outside STALL PARKING just steps from the building, includes a huge assigned underground storage and access to a CAR WASH facility. Condo fees cover HEAT, WATER and ELECTRICTY, and includes all INDOOR Amenities, a well-equipped GYM, indoor pool, locker rooms, library, games/lounge area, and a patio. Stroll through the beautifully landscaped courtyards featuring walkways, decks, patios, a greenhouse, a screened gazebo/BBQ area. offering worry-free living!

This PET-friendly building is situated in an amenity-rich neighborhood, just minutes from Foothills and Children's Hospitals, the University of Calgary, Market Mall, Northland Shopping Centre, parks, playgrounds, tennis



courts, and the Varsity Community Garden.

Enjoy quick access to major roads, making commuting a breeze.

Don't miss out on this incredible opportunity—schedule your showing today!

Built in 1978

### Essential Information

MLS® #	A2202554
Price	\$285,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	763
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	302, 4603 Varsity Drive Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2V7

### Amenities

Amenities Elevator(s), Indoor Pool, Park, Parking, Party Room, Picnic Area, Playground, Snow Removal, Spa/Hot Tub, Storage, Trash, Visitor Parking, Car Wash, Recreation Room, Sauna

Parking Spaces 1

Parking Assigned, Stall

### Interior

Interior Features	Bookcases
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	Wall 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	March 21st, 2025
Days on Market	15
Zoning	M-H1

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.