

# \$225,000 - 308, 4603 Varsity Drive Nw, Calgary

MLS® #A2195260

**\$225,000**

1 Bedroom, 1.00 Bathroom, 530 sqft  
Residential on 0.00 Acres

Varsity, Calgary, Alberta

This 1-bedroom, 1-bathroom condo in Varsity Towers has been updated with new flooring and fresh paint, offering a refreshed and inviting living space. This unit is positioned in the North Tower and provides convenient access to the building's extensive amenities. The interior features a bright living area with a built-in fireplace, creating a warm and comfortable setting. Large windows let in natural light, complementing a modern, open-concept layout. The kitchen includes granite countertops, while in-suite laundry adds everyday convenience. A built-in desk with overhead cabinetry in the bedroom offers a dedicated workspace or vanity area, maximizing functionality. An assigned outdoor parking stall (#229) is included. Varsity Towers offers a range of amenities, including an indoor swimming pool, hot tub, gym, steam rooms, and a resident library with a cozy fireplace. The entertainment lounge is equipped with a pool table, shuffleboard, darts, and card tables, perfect for social gatherings. Outdoor spaces include a garden with a gazebo and BBQ facilities and a rooftop patio with city and mountain views. Condo fees cover all utilities, making this a worry-free living experience. It is located near Market Mall, U of C, Foothills Hospital, and the Children's Hospital, with shops, restaurants, and major roadways nearby.

Built in 1978



## Essential Information

MLS® #	A2195260
Price	\$225,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	530
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

## Community Information

Address	308, 4603 Varsity Drive Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2V7

## Amenities

Amenities	Car Wash, Community Gardens, Elevator(s), Fitness Center, Parking, Trash, Visitor Parking, Workshop, Clubhouse, Indoor Pool, Party Room, Snow Removal
Parking Spaces	1
Parking	Assigned, Stall

## Interior

Interior Features	Built-in Features, Granite Counters, Breakfast Bar
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Electric Range, Microwave Hood Fan
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	8

## Exterior

Exterior Features Garden, Private Yard, Courtyard

Construction Brick, Concrete

## Additional Information

Date Listed February 20th, 2025

Days on Market 20

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.