

# \$299,900 - 406, 4555 Varsity Lane Nw, Calgary

MLS® #A2256837

**\$299,900**

2 Bedroom, 2.00 Bathroom, 861 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Gaze at sweeping garden and city views from this bright southwest corner unit with extra windows that flood the space with natural light, featuring a spacious layout with two large bedrooms, in-suite laundry, maple cabinets, built-in bookshelves, granite counters, tile backsplash, and modern décor, while a cozy gas fireplace creates the perfect focal point for relaxation and entertaining; included is secure underground parking and residents of Varsity Towers enjoy an unmatched lifestyle with access to an indoor pool, hot tub, steam room, fully equipped fitness centre, party lounge with games and big screen, business centre, library, car wash bay, lush landscaped gardens with BBQ areas, rooftop patios, courtyards, putting green, and greenhouse, all overseen by an on-site building manager providing peace of mind and exceptional service, plus a prime location close to schools, shopping, and dining makes this home the ultimate in urban convenience, and with flooring and paint updates needed it is priced perfectly for you to customize and make it your own. This complex is Pet Friendly 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 Towers is located near Market Mall, U of C, Foothills Hospital, the Children's Hospital, and the New University District, with shops, restaurants, and major roadways nearby. This is a great condo, in a very nice



complex, in a desirable part of the city.

Built in 1978

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2256837          |
| Price          | \$299,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 861               |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 406, 4555 Varsity Lane Nw |
| Subdivision | Varsity                   |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3A 2V6                   |

**Amenities**

|                |                                                                                                |
|----------------|------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Party Room, Pool, Recreation Room, Roof Deck, Spa/Hot Tub, Visitor Parking, Workshop |
| Parking Spaces | 1                                                                                              |
| Parking        | Underground                                                                                    |
| Has Pool       | Yes                                                                                            |

**Interior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Built-in Features, Granite Counters, See Remarks       |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Fireplace Insert, Natural Gas, Radiant                 |
| Cooling           | None                                                   |

|                 |                         |
|-----------------|-------------------------|
| Fireplace       | Yes                     |
| # of Fireplaces | 1                       |
| Fireplaces      | Gas, Living Room, Metal |
| # of Stories    | 10                      |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | None                   |
| Roof              | Tar/Gravel             |
| Construction      | Brick, Concrete, Stone |
| Foundation        | Poured Concrete        |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 33                |
| Zoning         | M-H1              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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