

\$299,999 - 305, 4555 Varsity Lane Nw, Calgary

MLS® #A2266186

\$299,999

2 Bedroom, 1.00 Bathroom, 856 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

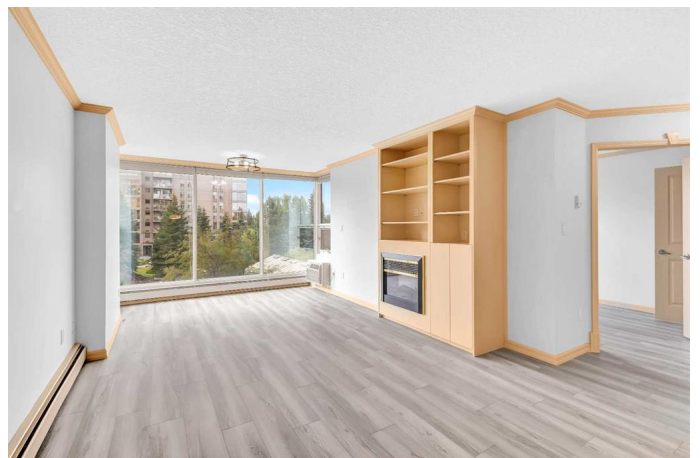
Large condo with A/C and Condo Fees that include everything (including electricity, hot tub, pool and steam room!) in the sought-after Varsity offers bright, south-facing views and a beautifully maintained open-concept layout. Recently painted and featuring brand-new flooring, this 2-bedroom, 1-bath home includes a spacious living room with a cozy fireplace and built-in window 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. Residents enjoy access to an underground car wash, indoor pool, sauna, fitness centre, greenhouse, and outdoor mini-golf. The entertainment lounge includes 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, including electricity.

This is a beautiful condo in a very



well-maintained complex, located 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® #	A2266186
Price	\$299,999
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, Guest Suite, Parking, Party Room, Playground, Recreation Room, Secured Parking, Storage, Visitor Parking, Indoor Pool, Spa/Hot Tub
Parking Spaces	1
Parking	Heated Garage, Underground, Assigned

Interior

Interior Features	Bookcases, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer, Window Coverings
Heating	Baseboard, Natural Gas, Hot Water
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	October 22nd, 2025
Zoning	M-H1

Listing Details

Listing Office	2% 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.