

\$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	Party Room, Visitor Parking, Car Wash, Pool, Roof Deck, Recreation Room, Spa/Hot Tub, 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	Natural Gas, Fireplace Insert, 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	4
Zoning	M-H1

Listing Details

Listing Office	CIR Realty
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