



GRASSROOTS
REALTY GROUP

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**208, 4818 Varsity Drive NW
Calgary, Alberta**

MLS # A2296078



\$379,900

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	898 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 698
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan		

Inclusions: N/A

Ideally located in Varsity with transit, U of C, and Market Mall minutes away! This bright and spacious 2-bedroom, 2-bathroom apartment on the 2nd floor offers 898 sq ft of comfortable living space in the sought-after community of Varsity. Step inside and discover a well-designed layout. The well-sized Kitchen features a centre island with granite countertops and breakfast bar for casual dining, stainless steel appliances, and ample cabinetry. Adjacent is the spacious Living room with patio door leading to your private North-facing balcony—perfect for enjoying fresh air and relaxation. Two spacious bedrooms provide excellent comfort and functionality. The Primary suite offers a walk-through closet and 4-piece ensuite bath with granite countertops. The second bedroom also features a walk-through closet with convenient cheater door to the 4-piece bathroom with granite countertops. An in-suite Laundry room adds everyday convenience. This unit includes an assigned underground heated parking stall and storage space. Condo fees cover heat and water, and visitor parking is available for guests. Located in the highly desirable Varsity community, this home offers exceptional convenience with a bus stop right in front of the building providing direct service to Downtown and Market Mall. Close proximity to the University of Calgary, Market Mall, Foothills Hospital, shopping, dining, parks, and major routes including Crowchild Trail and Shaganappi Trail. This is a fantastic opportunity to own a bright, well-maintained home in one of Calgary's most established Northwest communities!