

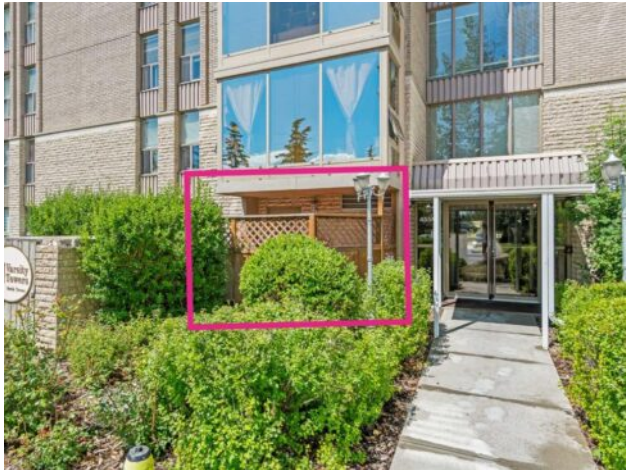


GRASSROOTS
REALTY GROUP

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104, 4554 Valiant Drive NW
Calgary, Alberta

MLS # A2325576



\$265,000

Division:	Varsity		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	615 sq.ft.	Age:	1978 (48 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler
Floors:	Carpet, Ceramic Tile
Roof:	-
Basement:	-
Exterior:	Concrete
Foundation:	-
Features:	No Animal Home, Open Floorplan, Recreation Facilities

Water:	-
Sewer:	-
Condo Fee:	\$ 525
LLD:	-
Zoning:	M-H1
Utilities:	-

Inclusions: Outdoor shed can stay if the purchaser would like.

Welcome to effortless living in Varsity Towers--Where you'll discover an exceptional complex with grounds that feel more like a resort than a condominium. Truly exceptional. The thoughtfully designed floor plan of this 1-bedroom, 1 bathroom MAIN FLOOR unit offers comfort and convenience. The open concept layout keeps things feeling spacious- with lots of room for a dining set or floating kitchen island. One of this home's standout features is the RARE PRIVATE PATIO--an exclusive outdoor retreat that only a select number of units in the building enjoy, providing the perfect space to relax, entertain, or store seasonal items. Another notable feature of the patio is the private exterior access to the unit that it provides- not having to go through the building to get to your unit is such an added bonus! The unit is complete with an in suite washer-dryer, powder room, front hall closet, cozy fireplace and underground parking. Beyond your front door, you can stroll through beautifully landscaped grounds filled with mature trees and vibrant perennial gardens, creating a peaceful oasis in the heart of the city. Residents enjoy an outstanding collection of amenities, including a swimming pool, rooftop terrace with barbecues, putting green, sun deck, library, and a fully equipped fitness centre. The location is second to none. Situated in the highly coveted community of Varsity, you're just minutes from the University of Calgary, Alberta Children's Hospital, Foothills Medical Centre, Market Mall, and downtown Calgary. Enjoy quick access to exceptional dining, shopping, parks, and all the conveniences of inner-city living, while the Rocky Mountains are just a short drive away for weekend adventures. Whether you're a first-time buyer, downsizer, student, or investor, this is an incredible opportunity to own in one of Calgary's most desirable neighbourhoods. This is Varsity living at its

