



\$ 249,900.00

## 704 4554 VALIANT DRIVE NW CALGARY

<https://paulbrinton.com>

Stress free living can be yours in this fabulous condo located in the prestigious Varsity Towers. Enjoy sweeping views from your seventh floor unit over a canopy of trees. Efficiently laid out, this open floor plan with generous master features a walk-in closet and 4pc ensuite bath with jetted tub....

- 1 bed
- 2 baths
- Apartment
- Residential
- Active

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## BASIC FACTS

**Style:** High-Rise (5+)

**MLS ® #:** A1148639

**Type:** Apartment

**Bedrooms:** 1

**Baths Half:** 1

**Status:** Active

**Year built:** 1978

**Parking:** Assigned, Parkade, Underground

**Post Updated:** 2021-11-30 17:57:13

**Bathrooms:** 2

**Bedrooms Above Grade:** 1

**Date added:** 11/18/21

**Two Piece Bath:** 1

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 1

**Flooring:** Carpet,Tile

**Fireplace Features:** Gas,Living Room

**Exterior Features:**

Barbecue,Garden,Uncovered Courtyard

**Cooling:** Wall/Window Unit(s)

**Roof Type:** Tar/Gravel

**Fireplace:** 1

**Association Amenities:** Car

Wash,Elevator(s),Fitness  
Center,Gazebo,Indoor Pool,Party Room,Picnic  
Area,Recreation Room,Roof  
Deck,Sauna,Snow Removal,Spa/Hot  
Tub,Trash,Visitor Parking

**Community Features:** Schools  
Nearby,Sidewalks,Shopping Nearby

**District:** CAL Zone NW

**Interior Features:** Crown Molding,Granite  
Counters,Jetted Tub,Kitchen Island,Open  
Floorplan

**Heating Type:** Baseboard,Natural Gas



## PROPERTY INFORMATION

**Levels:** Single Level Unit

**Zoning:** M-H1

**List Price Square Foot:** \$ 257.66

**Photo Count:** 42

**Unit Exposure:** S

**Construction Materials:** Brick,Concrete

**Frontage Metres:** 0M 0`0"

**Living Area SF:** 969.90

**Structure Type:** High Rise (5+ stories)

**Laundry features:** In Unit

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 5

**Unit Number:** 704

**Suite:** No

**Appliances:** Dishwasher,Electric  
Stove,Microwave Hood  
Fan,Refrigerator,Washer/Dryer Stacked

**Subdivision Name:** Varsity

**Restrictions:** Pet Restrictions or Board  
approval Required

