

\$619,000 - 108, 32 Varsity Estates Circle Nw, Calgary

MLS® #A2106982

\$619,000

2 Bedroom, 2.00 Bathroom, 1,268 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Welcome to the Groves of Varsity, exceptional condo living in the heart of the NW! BRAND NEW-NO WEAR AND TEAR! Spacious, upgraded, two bedroom corner unit with outdoor patio (for your pets and BBQ!) and two titled underground parking spots. One of the larger units in this building with over 1300 square feet of living space including patio! Large foyer has been upgraded with built in wall cabinets and lots of storage space as well as an extra closet with built ins for guest coats or extra storage. As you enter the unit, the large open floor plan includes a living room, dining room and kitchen with huge breakfast bar. Large open kitchen with stainless steel appliances and quartz countertops. Huge windows on two sides and large sliding glass patio door make this room bright and airy. The primary bedroom has a walk through closet with built in cabinetry and a stunning master bedroom with dual vanities and large glass enclosed shower. The second bedroom is spacious with a second bathroom across the hall and an upgraded extra pocket door for privacy. Unique to few units in the building, including this one, is an outdoor patio with gas line for you to enjoy some outdoor space and sunshine and a BBQ! The unit also contains a nice sized laundry room. Extra amenities of this condo include a rooftop patio and a fitness centre with sauna. The two titled underground spots belonging to this unit are in the best location, just across the door from the entryway into the building-you won't have to



carry your groceries far! The unit also comes with an assigned storage space. Make this your new home in a fantastic neighbourhood.

Built in 2016

Essential Information

MLS® #	A2106982
Price	\$619,000
Sold Price	\$619,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,268
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	108, 32 Varsity Estates Circle Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A2X8

Amenities

Amenities	Elevator(s), Fitness Center, Parking, Party Room, Recreation Room, Roof Deck, Sauna, Secured Parking, Snow Removal, Storage, Visitor Parking
Parking Spaces	2
Parking	Heated Garage, Titled, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters,
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	Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	12

Exterior

Exterior Features	Other
Roof	Flat Torch Membrane
Construction	Brick, Concrete, Metal Siding

Additional Information

Date Listed	February 9th, 2024
Date Sold	March 25th, 2024
Days on Market	45
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Charles
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