

\$497,000 - 601, 32 Varsity Estates Circle Nw, Calgary

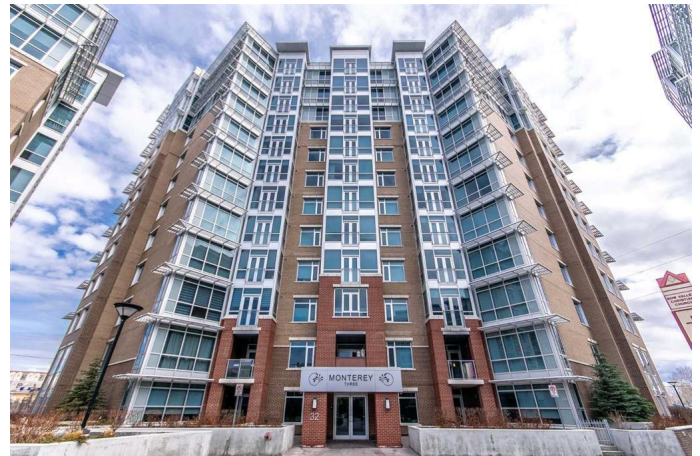
MLS® #A2121010

\$497,000

2 Bedroom, 2.00 Bathroom, 1,059 sqft
Residential on 0.00 Acres

Varsity, Calgary, Alberta

Welcome to this meticulously cared for apartment at The Groves of Varsity. This stunning home epitomises modern living with its stylish design and convenient amenities. Upon entering, you're greeted by an open concept layout equipped with full-height windows that overlook the courtyard and offer beautiful views of the majestic Rocky Mountains. The 1,059 square feet of living space is intelligently utilised, featuring a spacious living area that transitions nicely to the dining/solarium space. This corner unit provides plenty of natural light and the 9-foot ceilings add to the sense of space and airiness. The recently updated fan coil unit provides central air conditioning throughout the warm Spring, Summer and Fall months. The well-appointed kitchen is a chef's delight, featuring stainless steel appliances, quartz countertops, two-tone cabinetry, a tile backsplash, and a convenient breakfast bar illuminated by pendant lighting. Hardwood flooring graces the living and dining areas, while the kitchen and bathrooms feature elegant tile flooring. The spacious primary bedroom offers a tranquil retreat, complete with full-height windows, a walk-in closet, and a luxurious 5-piece ensuite with dual sinks, a tub, and a tempered glass shower. Additional highlights include a second bedroom, a 3-piece bathroom with glass & tile shower, in-suite laundry facilities with storage shelves, underground titled parking, and separate assigned storage for added convenience.



601-32 Varsity Estates Cir NW, Calgary, AB

Main Floor Interior Area 1059.13 sq ft



0 2 4 8

PREPARED: 2024/04/11

White regions are excluded from total floor area in KUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Also, enjoy the excellent rooftop amenities year round! These include a very well equipped fitness facility, steam rooms, owner's lounge and terrace with BBQ's. Solid concrete and steel construction make this community fire and sound resistant. On-site professional building includes doctor's office, dentist, pharmacy, coffee shop and more. Just steps to the LRT and walking distance to parks, schools and shopping centres. Don't miss the opportunity to make this exceptional property your new home.

Built in 2016

Essential Information

MLS® #	A2121010
Price	\$497,000
Sold Price	\$492,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,059
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	601, 32 Varsity Estates Circle Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2Y1

Amenities

Amenities	Elevator(s), Fitness Center, Parking, Party Room, Roof Deck, Secured
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	Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fan Coil, Forced Air, Natural Gas
Cooling	Central Air
# of Stories	12

Exterior

Exterior Features	Other
Construction	Brick, Concrete, Metal Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	May 10th, 2024
Days on Market	15
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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