

\$650,000 - 305, 32 Varsity Estates Circle Nw, Calgary

MLS® #A2179380

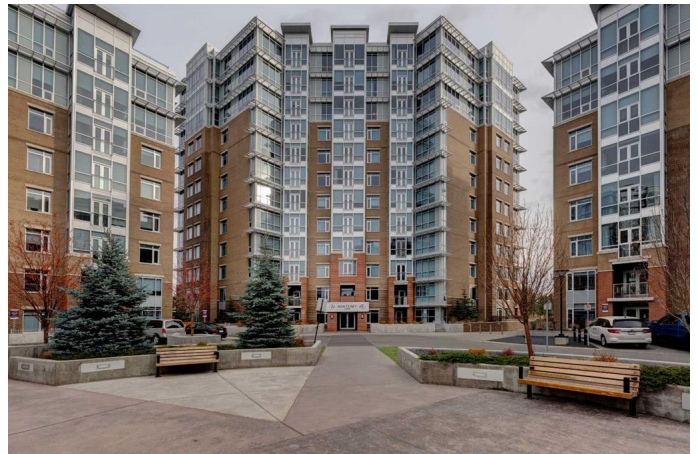
\$650,000

2 Bedroom, 3.00 Bathroom, 1,535 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Huge (over 1535 sq ft) Stunning & Beautiful!
Unique layout with Two large primary bedrooms each with its own ensuite, 2.5 Baths plus den. Two underground Parking spaces and storage unit. Bright SE facing corner unit. Tons of windows, lots of natural light. A spacious open floor plan with a modern color palette and design. Gorgeous kitchen with white shaker cabinets, quartz countertops and stainless steel appliances. Hardwood floors throughout. Perfect for entertaining with the kitchen being open to the dining and living area. Dining area that can fit a table for 10 with a large living area as well. Two areas in the home for a home office space. Fantastic layout with both primary bedroom suites located on opposite ends of the unit for privacy. Spacious main primary bedroom has a beautiful ensuite with dual sinks, quartz countertop, separate stand alone shower and deep soaker tub. Storage Unit plus Two heated underground parking spaces #126(large, wheelchair accessible) and #439. This steel and concrete building is well built and quiet. Individual climate control for year-round comfort with heating and central air conditioning. Formerly a show home, this home is like New and has been lovingly cared for, clean and gently lived in. Enjoy the incredible amenities at the Groves of Varsity with an awesome fitness center with lots of equipment, multiple machines, stationary bikes, tread mills and more with change rooms equipped with a steam shower and shower. A roof top patio



with 360 degrees views from the mountains to downtown. Owners lounge and social room. Gardens and outdoor spaces. Bike storage room. Assigned storage rooms for every unit. Pet Friendly building (1 pet, up to 25 lbs) Only steps to a beautiful natural green space park of mature trees and landscape that has walking & bike paths including an off-leash area for your furry family member. Enjoy the walkable lifestyle where you can walk for groceries, Indigo Book store, coffee shops and to great restaurants like Earls, Kinjo and Boston Pizza and more. Conveniently located a short walk to the LRT. Located in the incredible community of Varsity with sought after schools, close to U of C and all the amenities of University District, Market Mall, plus the Silver Springs Golf & Country Club with a quick commute to downtown. View the 3D tour (purple house symbol)

Built in 2016

Essential Information

MLS® #	A2179380
Price	\$650,000
Sold Price	\$670,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,535
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	305, 32 Varsity Estates Circle Nw
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Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2Y1

Amenities

Amenities	Fitness Center, Party Room, Secured Parking, Storage, Visitor Parking, Park, Roof Deck
Parking Spaces	2
Parking	Heated Garage, Oversized, Parkade, Underground, Garage Door Opener, Titled

Interior

Interior Features	Elevator, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator, Bar Fridge
Heating	Natural Gas, Fan Coil
Cooling	Central Air
# of Stories	11

Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Storage, Courtyard
Roof	Membrane, Rolled/Hot Mop
Construction	Brick, Concrete, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 15th, 2024
Date Sold	November 16th, 2024
Days on Market	1
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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