

# \$499,900 - 310, 32 Varsity Estates Circle Nw, Calgary

MLS® #A2201644

**\$499,900**

2 Bedroom, 2.00 Bathroom, 993 sqft

Residential on 0.00 Acres

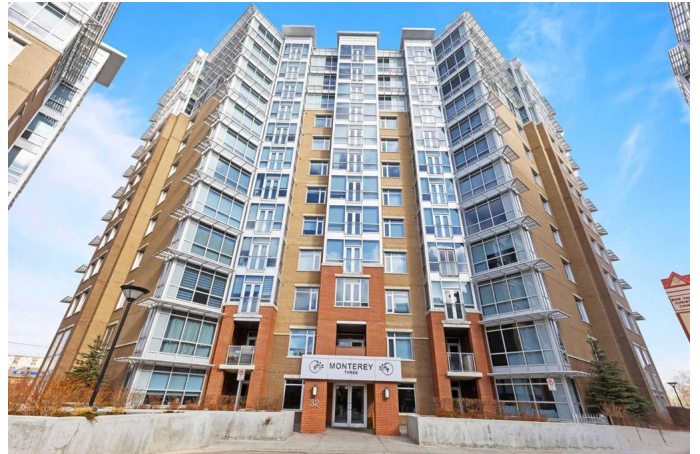
Varsity, Calgary, Alberta

Welcome home to The Groves of Varsity, Close proximity to The University Of Calgary! This stunning property offers a spacious, open-concept floor plan bathed in natural light. The expansive living area separates two generously sized bedrooms, and the home is replete with stylish features, including nine-foot ceilings, quartz countertops, stainless steel appliances, beautiful laminate flooring, and contemporary finishes. The primary bedroom boasts an elegant 5-piece ensuite with a large vanity featuring dual sinks, a generously sized soaker tub, and a separate shower. Gleaming countertops and built-in cabinetry add style and grace to the galley-style kitchen, perfect for the budding home chef. The in-suite laundry room features a full-size stacking washer and dryer, as well as a small storage area. Property includes two titled parking spaces.

Perfectly located, you'll find yourself surrounded by amenities, including walking distance to shops and restaurants, and excellent proximity to the LRT, University of Calgary, Market Mall, schools, hospitals, parks, and more! Don't miss out on this exceptional opportunity – book your private showing today!

Built in 2016

## Essential Information



MLS® #	A2201644
Price	\$499,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	993
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	310, 32 Varsity Estates Circle Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A2Y1

### **Amenities**

Amenities	Fitness Center, Park, Party Room, Recreation Room, Roof Deck, Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Parkade, Titled
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Window Coverings, Washer/Dryer Stacked
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	12
Basement	None

### **Exterior**

Exterior Features	Courtyard
Roof	Membrane
Construction	Brick, Concrete, Metal Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	14
Zoning	DC

### **Listing Details**

Listing Office	Nineteen 88 Real Estate
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.