

# \$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

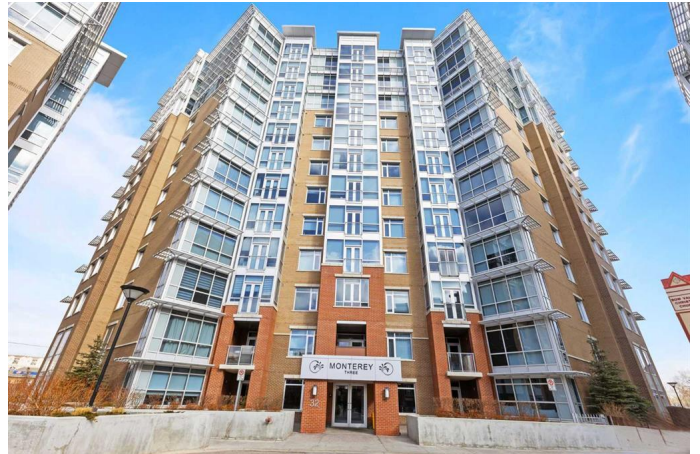
Varsity, Calgary, Alberta

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 | 25               |
| Zoning         | DC               |

### **Listing Details**

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

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