



**609, 24 Varsity Estates Circle NW  
Calgary, Alberta**

**MLS # A2220699**



**\$381,750**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	718 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 514
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Stylish 1-Bedroom Condo in The Groves of Varsity &ndash; Prime Location! Welcome to The Groves of Varsity, a secure, well-managed complex ideally located in the heart of Varsity Estates&mdash;just steps from the LRT station, shopping, and a quick commute to the University of Calgary. This charming 1-bedroom, 1-bathroom unit offers a thoughtfully designed layout and modern finishes. The open concept kitchen and the large island space is fully equipped with stainless steel appliances, quartz countertops, a stylish tile backsplash, and a convenient breakfast bar, perfect for casual dining. Laminate flooring flows through the open-concept living area spacious bedroom includes 5-piece bathroom that is also accessible from the main living area. Enjoy the convenience of in-suite laundry, located just off the living room. Residents of The Groves of Varsity enjoy a range of premium amenities, including a fitness center, steam showers, rooftop patio, meeting room, and more. This unit also includes a titled underground parking stall and a separate storage locker. With unbeatable access to transit, shops, restaurants, and recreational spaces, this home is perfect for a professional couple or savvy investor. Don&rsquo;t miss your chance to own in one of Calgary&rsquo;s most desirable communities&mdash;this is a must-see!