



GRASSROOTS
REALTY GROUP

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210, 32 Varsity Estates Circle NW
Calgary, Alberta

MLS # A2223028



\$454,900

Division:	Varsity		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	898 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Owned, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Forced Air

Floors: Carpet, Ceramic Tile

Roof: -

Basement: -

Exterior: Concrete

Foundation: -

Features: Closet Organizers, Double Vanity, Elevator, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage

Inclusions: N/A

Water: -

Sewer: -

Condo Fee: \$ 640

LLD: -

Zoning: DC

Utilities: -

IMMEDIATE POSSESSION | RARE UNIT WITH MASSIVE COVERED BALCONY | IDEAL 2 BEDROOM LAYOUT | CENTRAL A/C |
Welcome to unit #210 at "The Groves of Varsity." This immaculate two-bedroom, two-bathroom condo is a true gem—one of only a handful of units in the development featuring a full-size, south-facing covered balcony with gas line. Upon entry, you're welcomed by expansive south-facing windows and double patio doors that open wide in the summer months to let in a refreshing breeze. The high-end kitchen boasts granite countertops, stainless steel appliances, a custom tile backsplash, and plenty of space to channel your inner Gordon Ramsay. The generous living and dining area easily accommodates a full-size dining table and offers ample room to relax and entertain with family and friends. The spacious primary bedroom includes additional south-facing windows, a double walk-through closet, and a large 4-piece ensuite with double vanity, soaker tub, and custom stand-up shower. The second bedroom is well-sized and ideal as a guest suite or home office for those needing a dedicated workspace. This unit features separately controlled central air conditioning and heating for year-round comfort, as well as a large laundry room with a full-size washer and dryer and additional storage space. Additional perks include titled underground parking and a secured storage locker. Building amenities are outstanding—owners enjoy access to a fitness centre with massive windows and incredible views in all directions, a party room, rooftop terrace with mountain and south views with communal BBQs, bike storage, and a steam room in the private men's and women's locker rooms, as well as a thoughtfully appointed lobby to greet your guests, with free guest parking. Perfectly located

close to all amenities including public transit, Dalhousie C-Train Station, grocery stores, restaurants, Nose Hill Park, Foothills and Children's Hospitals, University of Calgary, top-rated schools, Silver Springs Golf Course, Market Mall, Skating/Hockey Rinks, Parks and much more. Whether you're a first-time buyer or an investor, this unit checks all the boxes—schedule your private showing today, as opportunities like this don't last long.