



GRASSROOTS
REALTY GROUP

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**410, 24 Varsity Estates Circle NW
Calgary, Alberta**

MLS # A2247848



\$499,900

Division:	Varsity		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,105 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Rolled/Hot Mop	Condo Fee:	\$ 803
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

BRIGHT OPEN PLAN, CORNER UNIT WITH EXTRA WINDOW, FACING ONTO THE QUIET COURTYARD, WITH SW EXPOSURE. This condo has one of the best layouts in the complex with over \$20K in upgrades and a plan that's excellent for furniture placement. Step into the home and enjoy the open plan, with 9' knockdown ceilings throughout, engineered hardwood floors in the main areas, carpet in the bedrooms and ceramic tile in the foyer, kitchen and bathrooms. The living and dining room areas are very spacious, perfect for entertaining or enjoying quiet evenings at home. This steel and concrete building is well placed in Varsity and a 10 minute walk to the LRT platform. The two bedrooms are conveniently separated by the main living area, giving extra privacy to each bedroom. The primary bedroom has a 4 piece bath, dual sinks, custom toilet, big walk in closet and quartz counters. The second bathroom is a 4 piece conveniently located close to the second bedroom. OPEN KITCHEN LAYOUT with a massive quartz counter island, lots of drawers and cabinets, stainless steel appliances and an undermount sink. Enjoy the convenience of a separate laundry room with additional storage. Additional features include unit-controlled heating and CENTRAL AIR, custom window coverings and assigned separate storage locker in the underground parking area(#9261). Parking stall #45 is only steps away from the elevator and very close to the entrance overhead door. Monthly condo fees cover heat, water and sewer. Jump on the elevator in your sweats and ride up 5 floors, WITHOUT STEPPING OUTSIDE, to access world-class amenities...fitness center & steam rooms, meeting room & wrap around rooftop terrace with views of the mountains, Canada Olympic Park & Nosehill Hill Park. There is an on-site medical center with pharmacy & walk-in clinic. The best in

maintenance-free living here in this premier location in one of NW University District, hospitals(Foothills Medical Centre, Alberta Children's and Arthur J.E. Child Cancer Centre), Bowmont Park, major retail centers, highly rated schools & easy downtown access. EXCELLENT VALUE!! QUICK POSSESSION.