



**GRASSROOTS**  
REALTY GROUP

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**501, 24 Varsity Estates Circle NW  
Calgary, Alberta**

**MLS # A2266035**



**\$499,900**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,051 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Fan Coil, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 794
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters		

**Inclusions:** n/a

CHECK OUT THE 3D TOUR! Immaculate CORNER UNIT in The Groves of Varsity! As soon as you enter the unit, you will notice the bright and open floor plan including the spacious living and dining areas opening up to the modern kitchen which features granite countertops, ceiling height maple cabinetry, a large detached island, and stainless steel appliances. Additional living space includes a den/office space with huge windows. The primary bedroom includes a large walk through closet and a luxurious ensuite with double sinks. The second bedroom is ideal for guests and an additional den/office space. A second full bathroom, in-suite laundry, and ample storage complete the home. Additional features & updates include fresh paint, new engineered hardwood floors, new carpets, a titled underground parking stall, and a secured storage locker. Enjoy exceptional building amenities including a gym, steam room, owners lounge, rooftop terrace with mountain views and BBQ area, quiet courtyard, and tons of visitor parking. Prime location includes on site professional plaza(doctor's office, pharmacy, and coffee shop) and across from Dalhousie LRT, Dalhousie Station Shopping Centre, and close to parks and schools. A rare opportunity to own a move in ready, upgraded corner unit in one of Calgary's most desirable communities! Call your agent for a private showing today!