



GRASSROOTS
REALTY GROUP

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**807, 32 Varsity Estates Circle NW
Calgary, Alberta**

MLS # A2277766



\$399,900

Division:	Varsity		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	790 sq.ft.	Age:	2016 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 596
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Soaking Tub, Vaulted Ceiling(s)		

Inclusions: 3 Building Fobs

Bright 8th floor 1 bedroom + den in The Groves of Varsity. Floor-to-ceiling windows bring consistent natural light without harsh afternoon heat yet still has central AC for summer comfort. Kitchen offers granite counters, ceiling-height cabinets, and stainless appliances plus pantry for extra storage and durable, easy to clean surfaces. Laminate through living, dining and den gives an open, modern look with simple upkeep. Bedroom has walk-through closet into the tiled 5-pc bath, and in-suite laundry keeps everything contained. Titled underground parking, storage locker, gym, steam room, owners' lounge and rooftop terrace with mountain views add convenience without leaving the complex. Steps to LRT at Dalhousie Station and nearby medical/retail, quick access to U of C and airport for true lock-and-leave living. Call today!