



GRASSROOTS
REALTY GROUP

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**310, 24 Varsity Estates Circle NW
Calgary, Alberta**

MLS # A2282711

\$490,000



Division:	Varsity		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,114 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Rolled/Hot Mop	Condo Fee:	\$ 827
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: none

Welcome to Unit 310, a rare corner suite in the highly sought-after Groves of Varsity — where upscale design meets unbeatable convenience in one of Calgary's most established neighborhoods. This beautifully appointed 2-bed, 2-bath residence offers an exceptional blend of comfort, style, and functionality. Sunlight pours through expansive windows on two sides, highlighting the open-concept layout and creating a warm, inviting atmosphere throughout the day. The spacious primary suite, modern kitchen, and thoughtfully designed living areas make this home ideal for professionals, people looking to downsize, or anyone seeking a refined urban lifestyle. Step outside your door and experience the incredible amenities that make the Groves of Varsity truly stand out. Residents enjoy access to a state-of-the-art fitness center, steam rooms, rooftop terrace, and elegant owners' lounge — perfect for relaxing, entertaining, or working from home in style. And the location? Unmatched. Nestled in NW Calgary's vibrant Varsity community, you're just steps from: *Market Mall shopping and dining *University of Calgary *Foothills & Children's Hospitals *LRT stations for quick downtown access *Beautiful parks, pathways, and green spaces Unit 310 at the Groves of Varsity isn't just a home — it's a lifestyle defined by convenience, comfort, and elevated living in one of Calgary's most desirable neighborhoods.