



**109, 32 Varsity Estates Circle NW
Calgary, Alberta**

MLS # A2302315



\$419,900

Division:	Varsity		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	960 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 695
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, See Remarks, Walk-In Closet(s)		

Inclusions: NA

Welcome to stylish condo living in the highly sought-after community of Varsity Estates. This beautifully upgraded 2-bedroom, 2-bathroom main floor unit offers the perfect combination of style, comfort, and unbeatable convenience. Originally a former show suite, this home is loaded with upgrades including granite countertops, upgraded maple cabinetry, and beautiful flooring that create a modern feel throughout. The kitchen flows seamlessly into the bright living area, creating an inviting space for both everyday living and entertaining. Gorgeous laminate flooring enhances the main living area while the well-planned layout offers excellent separation from bedrooms for added privacy. The primary bedroom is a true retreat, featuring large south-facing windows that fill the room with natural light, a walk-in closet and a 5-piece bathroom, featuring dual sinks, a soaker tub and a separate shower. A second bedroom and full bathroom provide flexibility for guests, family or a home office. Step outside to enjoy the large patio space, offering covered and uncovered areas, perfect for morning coffee and summer evenings. Additional highlights include in-suite laundry, pantry, titled underground parking and a separate storage locker. Residents of the Groves of Varsity enjoy outstanding year-round amenities including a fully equipped fitness centre, steam rooms, meeting and party spaces and a spectacular roof-top terrace with mountain views. Located steps from coffee shops, parks, medical offices and shopping, this location truly offers everything at your doorstep.