

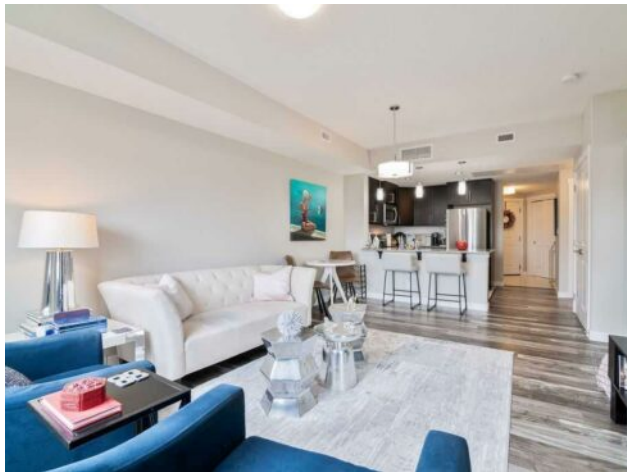


GRASSROOTS
REALTY GROUP

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907, 32 Varsity Estates Circle NW
Calgary, Alberta

MLS # A2149636



\$399,000

Division:	Varsity		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	795 sq.ft.	Age:	2016 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 562
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: NA

Welcome to this stunning 1 bedroom plus den condo located in a prime area of the city. Boasting an exceptional floorplan renowned for its spaciousness and abundant natural light, this unit is perfect for those wanting the feel of a home but convenience of a condo. The den seamlessly integrates with the bedroom and a generously sized bathroom, offering both privacy and convenience with multiple access points. Contemporary light finishes accentuate the airy atmosphere, maintaining a fresh and stylish ambiance throughout. Meticulously cared for, the condo presents as though brand new. Situated in a highly sought-after neighborhood, residents enjoy proximity to the University, Foothills and Children's hospitals, as well as an array of amenities, schools, and parks within walking distance. Public transportation options are conveniently nearby, enhancing accessibility to all parts of the city. The building itself is exceptionally well-maintained, featuring a substantial gym, inviting outdoor patio, and a spacious party room for gatherings. Known for its quiet and mature atmosphere, the demographic of residents is predominantly professional, creating a peaceful and welcoming community environment. This condo represents an ideal opportunity for those seeking a harmonious blend of comfort, convenience, and contemporary urban living.