



**906, 32 Varsity Estates Circle NW  
Calgary, Alberta**

**MLS # A2167430**



**\$385,000**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	725 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 546
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Siding , Mixed	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Quartz Counters		

**Inclusions:** None

Welcome to unit 906 in Tower 3 of the Varsity Groves complex, located in the highly desirable community of Varsity. This stunning one-bedroom plus den/solarium offers a generous layout, perfect for entertaining guests as well as an ideal work-from-home environment. Step into the bright, open unit and enjoy breathtaking ninth-floor views straight out from the spacious living area. The modern kitchen features stone countertops, stainless steel appliances, and a large peninsula with seating, seamlessly connecting to a formal dining area and a large living room. The private den/solarium, with its expansive views and doors that open for fresh air, is the perfect spot to work or relax. Double sliding doors connect the spacious bedroom to the den, with direct access to the four-piece bathroom. Additional highlights include in-unit, full-size washer and dryer, and central air conditioning for year-round comfort. The Varsity Groves complex also offers titled underground parking, assigned storage, and an impressive top-floor owner’s lounge. Here, you’ll find a well-equipped gym with showers and a steam room, a party room, and a panoramic rooftop patio complete with barbecues for residents to enjoy. With a prime location near the LRT, University of Calgary, Foothills and Children’s hospitals, and easy access to Crowchild Trail, this unit has everything you need. Check out the virtual tour and book your showing today!