

## 507, 24 Varsity Estates Circle NW Calgary, Alberta

**MLS # A2224793**



# \$374,900

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	762 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 514
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** n/a

Don't miss out on this incredible opportunity! Whether you're searching for the perfect home or a lucrative investment property, this upscale condo in the established community of Varsity is sure to impress. Welcome to the Groves of Varsity—where sophistication meets comfort in a “like new” condition unit. FRESHLY PAINTED and featuring BRAND NEW luxury laminate flooring, this stunning condo boasts granite countertops throughout, central air conditioning, and abundant natural light that enhances its inviting atmosphere. With 9-ft ceilings, one bedroom plus a versatile sunroom/den, and a thoughtfully designed open-concept layout, this space is ideal for both everyday living and entertaining. The modern kitchen, complete with a spacious island, makes cooking and baking a delight, while the large master bedroom with walk-through closets ensures maximum comfort. The sunroom, destined to be your favorite retreat, offers the perfect spot to enjoy your morning coffee or unwind with a glass of wine in the evening. Conveniently located within walking distance to Dalhousie LRT station, Market Mall, and essential amenities including a school, doctor's office, dentist, pharmacy, and coffee shops, this condo combines prime location with luxury living. Residents enjoy exclusive access to on-site management, a state-of-the-art fitness facility, steam rooms, a rooftop patio, and a party room for all your social gatherings. Additional perks include heated titled underground parking, an assigned storage locker, and bike storage. This exceptional unit won't last long! Be sure to check out the 3D tour and reach out to your favorite real estate professional today.