

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

**MLS # A2243108**



**\$429,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Varsity                            |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 960 sq.ft.                         | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Parkade, Underground               |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

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

**Inclusions:** N/A

Welcome to your modern and trendy home in Varsity Estates, one of the best communities in the city! This stunning main floor condo is a former show home with a beautiful upgrade package including custom matching granite, cabinets, tilework, flooring and more! This 2 bedroom, 2 bathroom home offers a spacious layout and includes a huge outdoor space (200+ Sq Ft) with both a covered and uncovered patio surrounded by mature greenery for your enjoyment. The fabulous floor plan starts with a designer kitchen featuring extended granite countertops with bar seating, stainless steel appliances, tile back splash and plenty of upgraded painted maple cabinets including a reach in pantry and pots and pans drawers. The kitchen opens to the dining and living room areas enhanced with gorgeous laminate floors. Down the hall, past the large linen/storage closet, you will find the bedrooms separate from the living area. The delightful and spacious primary bedroom offers plenty of privacy and windows to let in the south light, a walk-in closet, and an ensuite with dual sinks, a soaker tub, and a separate shower with 10mm glass door. Bedroom two is a flexible space that will work well as a home office or as a guest room when required. It is adjacent to a 3-piece bath with large walk-in shower with custom tile detail. A spacious laundry room includes oversize washer/dryer with floor to ceiling storage shelving. Titled underground parking and a separate storage area are also included. The Groves of Varsity offers amazing rooftop amenities year-round! These include a well-equipped private gym, steam rooms, meeting/party room & a mountain view terrace. An on-site professional building includes doctor's office, pharmacy, coffee shop & more. Just steps to the Dalhousie LRT and walking distance to parks & shopping centres. This home and location have it all - call to view today!