

**807, 32 Varsity Estates Circle NW**  
**Calgary, Alberta**

**MLS # A2277766**



**\$389,900**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	790 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 596
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, Soaking Tub, Vaulted Ceiling(s)		

**Inclusions:** 3 Building Fobs

Bright 8th floor 1 bedroom + den in The Groves of Varsity. Floor-to-ceiling windows bring consistent natural light without harsh afternoon heat yet still has central AC for summer comfort. Kitchen offers granite counters, ceiling-height cabinets, and stainless appliances plus pantry for extra storage and durable, easy to clean surfaces. Laminate through living, dining and den gives an open, modern look with simple upkeep. Bedroom has walk-through closet into the tiled 5-pc bath, and in-suite laundry keeps everything contained. Titled underground parking, storage locker, gym, steam room, owners' lounge and rooftop terrace with mountain views add convenience without leaving the complex. Steps to LRT at Dalhousie Station and nearby medical/retail, quick access to U of C and airport for true lock-and-leave living. Call today!