

**705, 24 Varsity Estates Circle NW  
Calgary, Alberta**

**MLS # A2289257**



**\$390,000**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	701 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Covered, Parkade, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Cork, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 563
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Perched on an upper floor in the highly sought-after community of Varsity Estates, this modern 1 bedroom plus den condo offers an open-concept layout in a CONCRETE BUILDING, providing excellent soundproofing and long-term durability. The space is enhanced by impressive 10-FOOT CEILINGS and FLOOR-TO-CEILING WINDOWS, allowing natural light to fill the home throughout the day. The spacious kitchen is designed for both everyday living and entertaining, featuring QUARTZ COUNTERTOPS, FULL-HEIGHT CABINETRY, STAINLESS STEEL APPLIANCES, and a generous breakfast bar that flows seamlessly into the living and dining areas. A versatile den with a pocket door provides the perfect HOME OFFICE or flex space for today's lifestyle. The primary bedroom includes a walk-through closet with custom organizers and access to a spa-inspired bathroom complete with an OVERSIZED GLASS SHOWER and built-in bench. Comfort is elevated with CENTRAL AIR CONDITIONING, IN-SUITE LAUNDRY, TITLED UNDERGROUND PARKING, and an ASSIGNED STORAGE LOCKER. Residents also enjoy access to exceptional rooftop amenities, including a ROOFTOP FITNESS CENTER, STEAM ROOMS, OWNER'S LOUNGE, and an outdoor terrace with BBQs and mountain views. The location is incredibly convenient — just steps to cafes, restaurants, shops, and everyday amenities, with DALHOUSIE LRT, UNIVERSITY OF CALGARY, and MARKET MALL nearby. An excellent opportunity for first-time buyers, professionals, investors, or those looking to downsize without compromise while owning in a well-built concrete building in one of Calgary's most desirable communities.