

# \$449,900 - 109, 32 Varsity Estates Circle Nw, Calgary

MLS® #A2243108

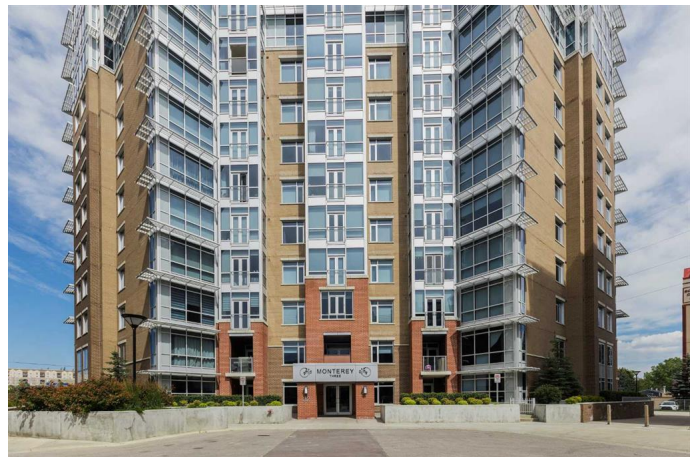
**\$449,900**

2 Bedroom, 2.00 Bathroom, 960 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

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 5â€™™ 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!

Built in 2016

### Essential Information

MLS® #	A2243108
Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	960
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	109, 32 Varsity Estates Circle Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2Y1

### Amenities

Amenities	Elevator(s), Fitness Center, Parking, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Bicycle Storage, Sauna
Parking Spaces	1

Parking	Parkade, Underground
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## Interior

Interior Features	Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fan Coil
Cooling	Central Air
# of Stories	12

## Exterior

Exterior Features	BBQ gas line
Roof	Flat Torch Membrane
Construction	Brick, Concrete

## Additional Information

Date Listed	July 25th, 2025
Days on Market	1
Zoning	DC

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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