

\$349,900 - 103, 32 Varsity Estates Circle Nw, Calgary

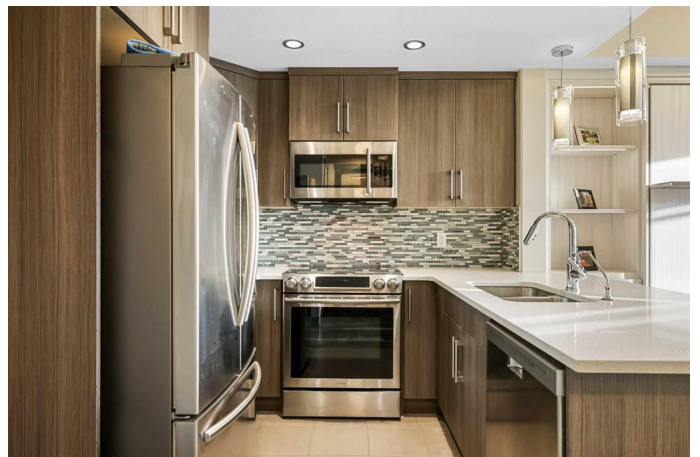
MLS® #A2192311

\$349,900

1 Bedroom, 1.00 Bathroom, 679 sqft
Residential on 0.00 Acres

Varsity, Calgary, Alberta

The Groves of Varsity is a secure, well-managed complex in the heart of Varsity Estates, ideally located just steps from the LRT station, shops, and a quick commute to the University of Calgary. This charming ground-floor 1-bedroom, 1-bathroom, air conditioned unit has been meticulously maintained and offers a host of practical features such as built-ins, a Murphy bed, Hunter Douglas blinds and an underground parking stall. Upon entry, you'll be welcomed by a bright, open foyer with a built-in desk area, perfect for remote work or study. The kitchen is fully equipped with stainless steel appliances, a stylish tile backsplash, quartz countertops, and a breakfast bar. Laminate flooring flows seamlessly into the cozy living room, which features a built-in entertainment system and a space-saving Murphy bed. A set of doors opens to an east facing patio, complete with a gas barbecue hookup and provides a secondary entry to the unit. In-suite laundry is conveniently located off the living area. The spacious bedroom offers access to the patio, a walk-through closet, and a 5-piece bathroom, which is also accessible from the living area. The complex offers a variety of amenities, including a meeting room, a rooftop patio, a fitness center, and soothing steam showers. This unit also comes with an underground, titled parking stall and a separate storage locker. With easy access to nearby shops, dining, and public transportation, this unit is an ideal choice for a



professional couple. A must-see to truly appreciate its value!

Built in 2016

Essential Information

MLS® #	A2192311
Price	\$349,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	679
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

Community Information

Address	103, 32 Varsity Estates Circle Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2Y1

Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Visitor Parking, Roof Deck
Parking Spaces	1
Parking	Stall, Titled, Underground, Parkade

Interior

Interior Features	Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Natural Gas, Fan Coil
Cooling	Central Air

of Stories 12

Exterior

Exterior Features Courtyard
Roof Membrane
Construction Brick, Concrete, Metal Siding
Foundation Poured Concrete

Additional Information

Date Listed February 4th, 2025
Days on Market 37
Zoning DC

Listing Details

Listing Office Greater Property Group

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