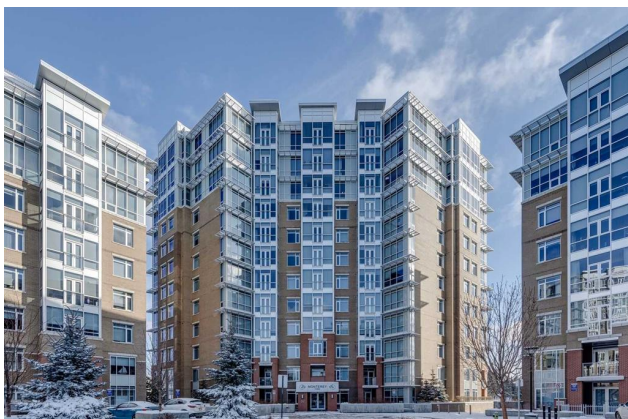


32 VARSITY ESTATES Circle #708, Calgary T3A 2Y1

MLS® #: **A2107106** Area: **Varsity** Listing Date: **02/12/24** List Price: **\$499,999**
 Status: **Active** County: **Calgary** Change: **-\$20k, 30-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2016**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,268**
 Low Sqft:
 Ttl Sqft: **1,268**

DOM

97
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall,Underground**

Utilities and Features

Roof: **Flat Torch Membrane**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick,Concrete,Metal Siding**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Built-In Freezer,Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Granite Counters,Open Floorplan,Pantry,Soaking Tub**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|-------------|----------------------|-------------------------|-------------|----------------------|
| Kitchen | Main | 9`11" x 8`2" | Dining Room | Main | 14`3" x 8`6" |
| Living Room | Main | 14`6" x 11`6" | Foyer | Main | 11`1" x 10`1" |
| Bedroom - Primary | Main | 11`3" x 11`1" | Bedroom | Main | 14`1" x 11`4" |
| 3pc Bathroom | Main | 6`4" x 5`5" | 4pc Ensuite bath | Main | 8`0" x 7`11" |
| Laundry | Main | 7`7" x 4`7" | | | |

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$906

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc:

1611579

Remarks

Pub Rmks:

Original owner two bedroom two bath apartment with underground parking + storage. This unit is in very good condition + offers a pleasing layout with open concept living + dining rooms, spacious primary bedroom with double closets + ensuite bath (with large shower, soaker tub + generous granite capped vanity with ample storage) second bedroom. The foyer is very spacious + could outfit an at home work/computer area. Spacious in suite laundry/storage room. Efficient kitchen with stainless steel appliances that are in lightly used condition. Lots of large windows + patio doors to balcony. Underground parking stall + storage come with the unit. A pet friendly, non age restricted complex that is immaculate! Fantastic amenities make life easy here. Enjoy the excellent rooftop amenities year round, a very well equipped fitness facility, steam rooms, owner's lounge & terrace w/ BBQ's. Solid concrete & steel construction make this community fire & sound resistant. On-site professional building includes doctor's office, dentist, pharmacy, coffee shop & more. Just steps to the LRT and walking distance to parks, schools & shopping centres.

Inclusions:

N/A

Property Listed By:

Real Estate Professionals Inc.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





