

32 VARSITY ESTATES Circle #1008, Calgary T3A 2Y1

MLS® #: **A2134699** Area: **Varsity** Listing Date: **05/24/24** List Price: **\$599,900**
 Status: **Active** County: **Calgary** Change: **-\$40k, 16-Jun** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Stall, Underground**

Finished Floor Area

Abv Sqft: **1,260**
 Low Sqft:
 Ttl Sqft: **1,260**

DOM

32
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**

Construction: **Brick, Concrete**
 Flooring: **Carpet, Hardwood**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings**
 Int Feat: **Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`4" x 9`0"	Dining Room	Main	11`2" x 11`0"
Kitchen	Main	11`1" x 9`10"	Bedroom - Primary	Main	11`2" x 11`0"
Bedroom	Main	12`2" x 11`3"	Laundry	Main	7`7" x 4`7"
3pc Ensuite bath	Main	0`0" x 0`0"	3pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: **\$905** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **1611579**

Remarks

Pub Rmks: **Location!Location!Location! Are you looking for a quality condo unit in NW of Calgary that offers you the Mountain View, close to C-train and the University? Check out this Fabulous Concrete construction Corner Unit on the 10th floor at the Groves of the Varsity. | Featuring 2 Beds & 2 Baths w/ 1,260 sq. ft. unit | Gleaming Hardwood Floor | Quartz Countertops in Kitchen and Baths | Juliet Balcony | Custom upgraded Blinds | Welcome to this spacious 2-bedroom condo unit with gleaming Hardwood floors throughout the apartment. Open Floor plan, spacious Living Room and Dining Room, full-height windows providing plenty of natural light, in this NW corner of the building. A Juliet Balcony near the Dining Room overlooks the north side of Calgary and the Nose Hill Park. This large Kitchen with White kitchen cabinets, Stainless Steel Appliances, huge Quartz counter, open to the Dining Room. The Primary Bedroom is completed with full-height windows, a walk-through closet, and a luxurious 5 pc Ensuite w/ double vanity, a soaker tub, and a standing shower. A second large Bedroom w/ walk-in closet, a 3 pc Bath w/ glass & tile shower, in-suite Laundry facilities with storage shelves, underground titled Parking, and separate assigned storage for added convenience. Extra amenities of this condo include a rooftop patio and a fitness center with a sauna. Just steps to the C-Train station and within walking distance to Dalhousie shopping centers, close to Golf Course and Market Mall. Easy access to Crowchild Trail. Don't miss the opportunity!**

Inclusions:
Property Listed By: **N/A
Jessica Chan Real Estate & Management Inc.**

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







