

**32 VARSITY ESTATES Circle #906, Calgary T3A 2Y1**

MLS®#: **A2167430**      Area: **Varsity**      Listing Date: **09/20/24**      List Price: **\$385,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:  
 Park Feat: **Heated Garage, Parkade, Secured, Stall, Titled, Underground**

Finished Floor Area

Abv Sqft: **725**  
 Low Sqft:  
 Ttl Sqft: **725**

DOM

**8**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Utilities and Features

Roof:  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Uncovered Courtyard**

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

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**  
 Int Feat: **Open Floorplan, Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	3`11" x 5`10"	Kitchen With Eating Area	Main	10`0" x 9`7"
Laundry	Main	3`7" x 4`9"	Dining Room	Main	12`8" x 7`6"
Living Room	Main	12`8" x 11`0"	Den	Main	10`6" x 7`7"
Bedroom	Main	12`0" x 11`9"	4pc Ensuite bath	Main	8`4" x 4`11"
Walk-In Closet	Main	7`10" x 4`9"			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$546

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 1611579

Remarks

Pub Rmks: **Welcome to unit 906 in Tower 3 of the Varsity Groves complex, located in the highly desirable community of Varsity. This stunning one-bedroom plus den/solarium offers a generous layout, perfect for entertaining guests as well as an ideal work-from-home environment. Step into the bright, open unit and enjoy breathtaking ninth-floor views straight out from the spacious living area. The modern kitchen features stone countertops, stainless steel appliances, and a large peninsula with seating, seamlessly connecting to a formal dining area and a large living room. The private den/solarium, with its expansive views and doors that open for fresh air, is the perfect spot to work or relax. Double sliding doors connect the spacious bedroom to the den, with direct access to the four-piece bathroom. Additional highlights include in-unit, full-size washer and dryer, and central air conditioning for year-round comfort. The Varsity Groves complex also offers titled underground parking, assigned storage, and an impressive top-floor owner's lounge. Here, you'll find a well-equipped gym with showers and a steam room, a party room, and a panoramic rooftop patio complete with barbecues for residents to enjoy. With a prime location near the LRT, University of Calgary, Foothills and Children's hospitals, and easy access to Crowchild Trail, this unit has everything you need. Check out the virtual tour and book your showing today!**

Inclusions: **None**  
Property Listed By: **2% Realty**

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

















