



THE
A-TEAM

**RE/MAX
FIRST**

24 VARSITY ESTATES Circle #401, Calgary T3A 2X8

MLS® #: **A2175665**

Area: **Varsity**

Listing Date: **10/28/24**

List Price: **\$459,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2015**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,054**
Low Sqft:
Ttl Sqft: **1,054**

DOM

24
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade, Underground**

Utilities and Features

Roof: **Flat Torch Membrane**
Heating: **Fan Coil**
Sewer:
Ext Feat: **None**

Construction: **Brick, Concrete**
Flooring: **Ceramic Tile, Cork, Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Open Floorplan**
Utilities:

Room Information

| Room | Level | Dimensions |
|-----------------------|-------------|-----------------------|
| Kitchen | Main | 10`11" x 16`2" |
| Bedroom | Main | 10`8" x 11`7" |
| Living Room | Main | 10`8" x 17`3" |
| Walk-In Closet | Main | 6`9" x 7`10" |
| Laundry | Main | 6`0" x 5`7" |

| Room | Level | Dimensions |
|--------------------------|-------------|-----------------------|
| 4pc Bathroom | Main | 8`1" x 4`10" |
| Dining Room | Main | 8`10" x 14`10" |
| Bedroom - Primary | Main | 12`0" x 12`3" |
| 4pc Ensuite bath | Main | 8`6" x 8`4" |

Legal/Tax/Financial

Condo Fee:
\$771

Title:
Fee Simple

Zoning:
DC

Fee Freq:
Monthly

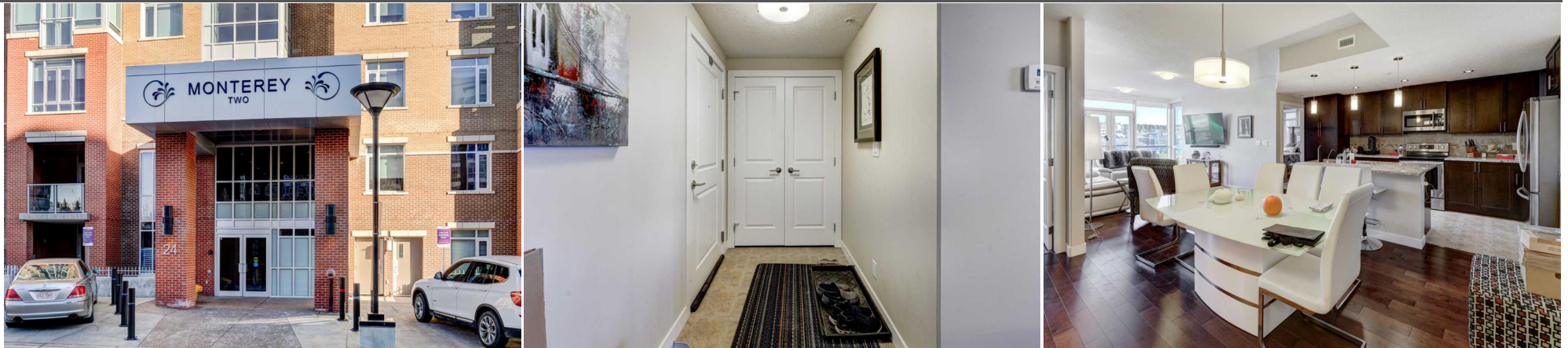
Legal Desc: **1511975**

Remarks

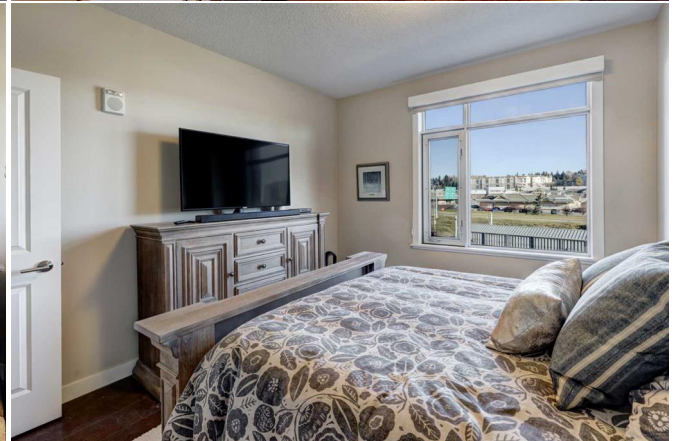
Pub Rmks: **Welcome to your next home in Varsity Estates, one of the best communities in the city! This well-planned corner suite with 2 bedrooms and 2 bathrooms has a fabulous front entrance foyer and is surprisingly quiet and spacious. Enjoy the bright kitchen with granite counter tops, maple cabinetry, tile backsplash, central island with undermount sink as well as a stainless-steel appliance package. The very large and open dining and living rooms have hardwood floors as well as floor to ceiling windows that bring in plenty of natural light. The primary bedroom with low maintenance cork floors enjoys a huge walk-through closet & a luxurious ensuite with shower and 2 sinks. The second bedroom (large enough to accommodate a work area) and 4-piece main bath are situated on the opposite side of the living area that allows for privacy while hosting guests. A separate laundry room includes an oversize washer/dryer. 9-foot ceilings and individually controlled heat & air conditioning are welcome additions. Titled underground parking in a prime location and separate storage area also included. The condo community offers amazing rooftop amenities year-round! These include a well-equipped private gym, steam rooms, meeting/party room & a mountain view terrace with BBQ's. 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!**

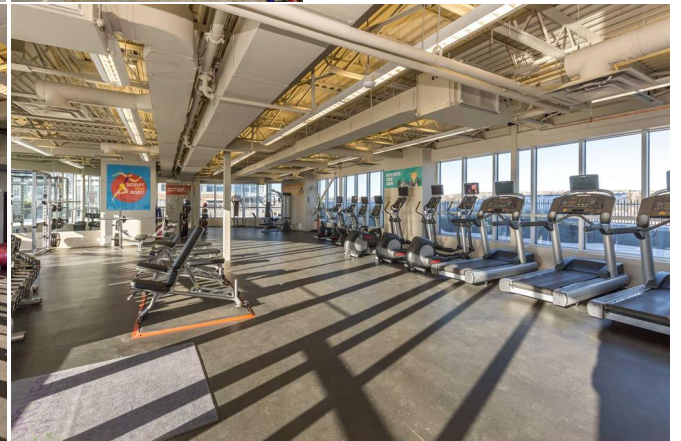
Inclusions: **N/A**
Property Listed By: **Century 21 Bamber Realty LTD.**

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



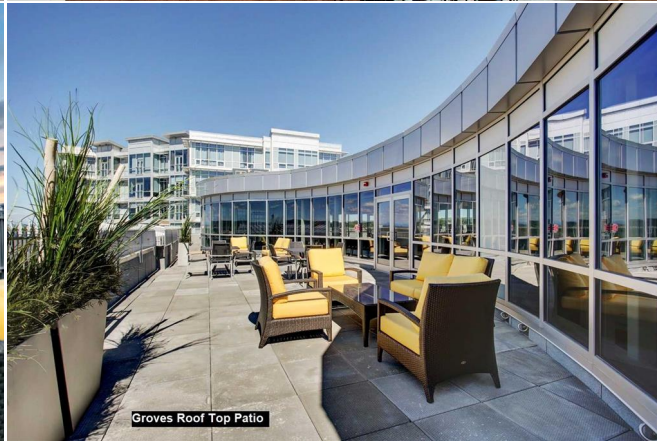




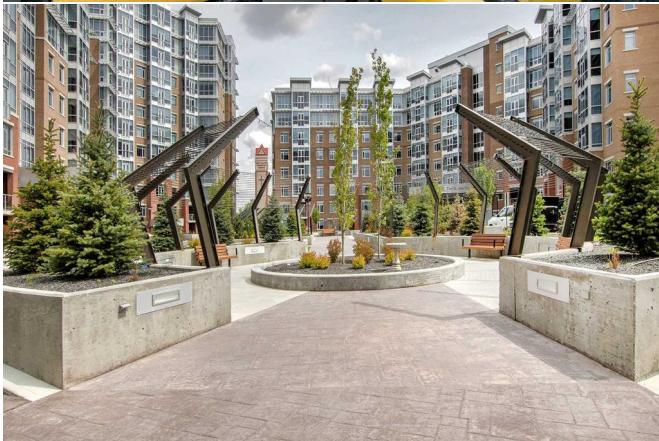
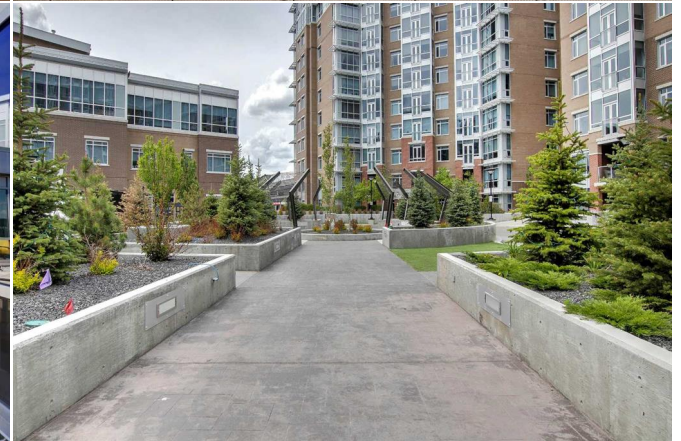




Groves Owner's Lounge



Groves Roof Top Patio



401-24 Varsity Estates Cir NW, Calgary, AB

Main Floor Interior Area 1053.82 sq ft



0 3 6 ft

PREPARED: 2024/10/25



White regions are excluded from total floor area in GUIDE floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.