



THE
A-TEAM

**RE/MAX
FIRST**

32 VARSITY ESTATES Circle #103, Calgary T3A 2Y1

MLS® #: **A2183265**

Area: **Varsity**

Listing Date: **12/13/24**

List Price: **\$359,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **678**
Low Sqft:
Ttl Sqft: **678**

DOM

40
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Stall,Titled,Underground

Utilities and Features

Roof: **Membrane**
Heating: **Fan Coil,Natural Gas**
Sewer:
Ext Feat: **Courtyard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	18`3" x 12`5"	Kitchen	Main	9`4" x 8`1"
Bedroom - Primary	Main	12`2" x 11`5"	5pc Ensuite bath	Main	10`2" x 4`11"
Foyer	Main	7`4" x 6`0"	Library	Main	6`8" x 4`3"
Laundry	Main	4`7" x 4`1"	Other	Main	14`9" x 11`7"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$514

Fee Simple

DC

Fee Freq:
Monthly

Legal Desc: 1611579

Remarks

Pub Rmks: ****Property is now conditionally sold**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!**

Inclusions: **Refrigerator, Dishwasher, Electric Stove, Microwave, Washer, Dryer, Window Coverings**

Property Listed By: **Greater Property Group**

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







