



THE
A-TEAM

**RE/MAX
FIRST**

32 VARSITY ESTATES Circle #402, Calgary T3A 2Y1

MLS® #: **A2194471**

Area: **Varsity**

Listing Date: **02/14/25**

List Price: **\$549,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment
Calgary
2016**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: **1,252**
Low Sqft:
Ttl Sqft: **1,252**

Parkade, Titled, Underground

DOM

7
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Granite Counters, High Ceilings, No Smoking Home, Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Storage	Main	8`2" x 7`4"	Foyer	Main	5`7" x 12`7"
Laundry	Main	10`3" x 4`7"	3pc Bathroom	Main	9`3" x 6`4"
Bedroom	Main	13`10" x 11`4"	Living Room	Main	17`2" x 16`0"
Dining Room	Main	10`4" x 10`8"	Den	Main	14`3" x 7`10"
Kitchen	Main	8`1" x 9`8"	Bedroom - Primary	Main	10`11" x 15`8"
5pc Ensuite bath	Main	7`10" x 7`11"			

Legal/Tax/Financial

Condo Fee:
\$900

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1611579**

Remarks

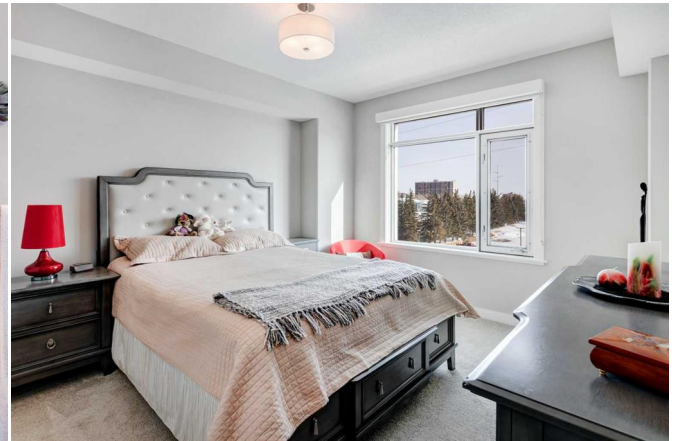
Pub Rmks: **Are you ready to live in a fabulous location in the desirable community of Varsity Estates? The high-quality steel and concrete construction, makes The Groves of Varsity among the quietest condos in NW Calgary! This like new, spacious corner suite faces south and east allowing for an abundance of natural light throughout the day. This exceptional 2 bedroom & den, 2 bath floor plan includes over \$25,000 in builder upgrades as it greets you with a gorgeous entrance foyer and a large custom built-in storage area behind convenient pocket doors. The kitchen features granite counters, eye-catching backsplash and upgraded stainless steel appliances surrounded by rich maple cabinetry. The open dining & living room combination includes beautiful hardwood floors and is a welcoming area to entertain family and friends. The adjacent den/solarium with Juliet balcony and floor to ceiling windows is the perfect place to enjoy your morning coffee or to read your favorite novel. The large primary bedroom includes dual walk-through closets with upgraded shelving and a spa-like 5-piece ensuite. Notice the custom accent tile throughout - from the pattern on the floor to the walk-in shower, soaker tub and behind the double sinks with large mirror. The huge second bedroom (large enough to accommodate a work area) is separated by the living/dining room and is adjacent to a 3-piece bath with more custom tilework and a walk-in shower that allows for privacy while hosting guests. In suite laundry room, central air-conditioning, secure underground parking close to the elevators and separate storage is also included. This well-managed community includes luxuries such as a Health & Exercise centre, Homeowner's Lounge, steam room and a rooftop patio with amazing downtown and mountain views. Conveniently located next to the Dalhousie C-Train station & across the road from shopping, banks, groceries, restaurants and more! This is a fantastic suite in a great condo complex that you will be proud to call home.**

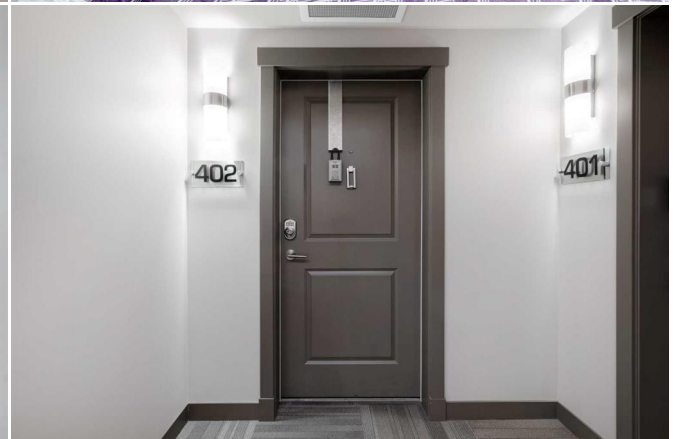
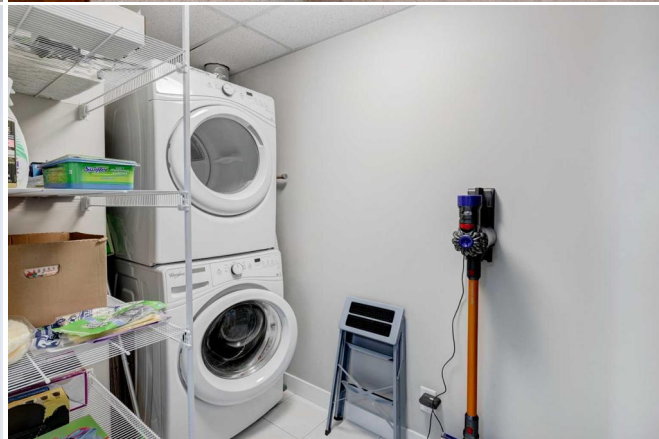
Inclusions: **N/a**
Property Listed By: **Century 21 Bamber Realty LTD.**

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



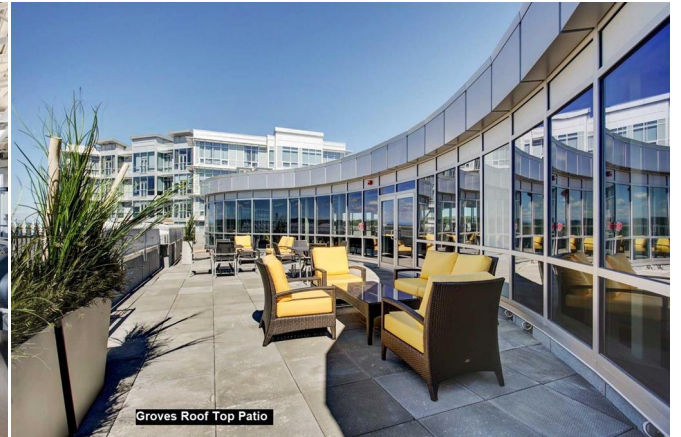
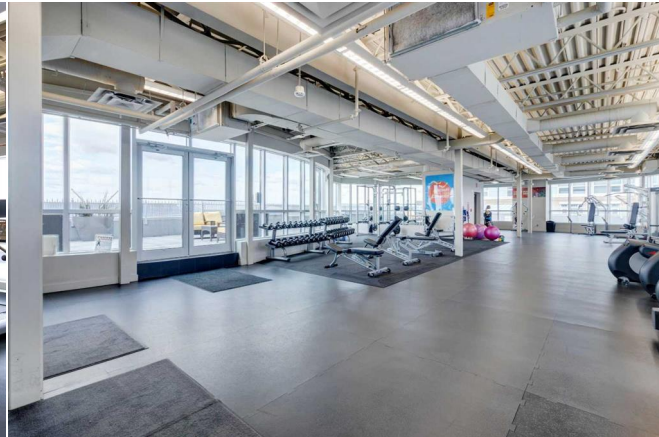








Groves Health Club



Groves Roof Top Patio



Groves Owner's Lounge

