



THE
A-TEAM

**RE/MAX
FIRST**

32 VARSITY ESTATES Circle #501, Calgary T3A 2Y1

MLS® #: **A2208865**

Area: **Varsity**

Listing Date: **04/04/25**

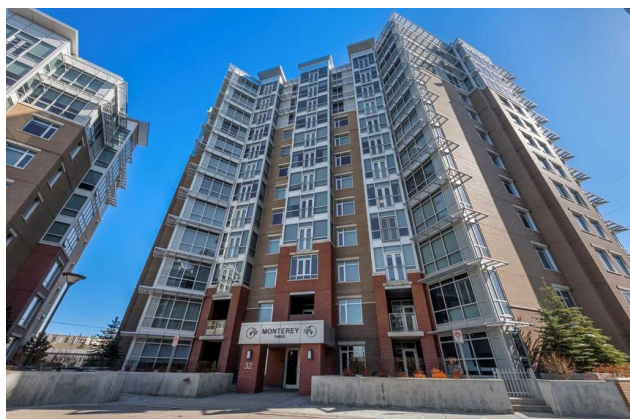
List Price: **\$534,900**

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:

Finished Floor Area

Abv Sqft: **1,037**
Low Sqft:
Ttl Sqft: **1,037**

DOM

16

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Titled

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Garburator,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	8`5" x 5`0"
Bedroom	Main	9`5" x 11`11"
Kitchen	Main	13`1" x 8`0"
Living Room	Main	23`1" x 18`3"

Room	Level	Dimensions
5pc Ensuite bath	Main	12`9" x 8`0"
Dining Room	Main	8`8" x 9`7"
Laundry	Main	4`11" x 7`9"
Bedroom - Primary	Main	14`9" x 11`2"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$771

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc:

1611579

Remarks

Pub Rmks:

Welcome to the amazing Zinfandel floor plan with 2 bedrooms and 2 bathroom in the highly sought after development thanks to the high-quality steel and concrete construction, making The Groves of Varsity among the quietest condos in NW Calgary! Considered to be situated in the most ideal location with beautifully quiet courtyard and peekaboo mountain views. You will be pleasantly impressed as this unit is in near new condition and move-in ready. Enjoy the open kitchen with granite countertops, stainless steel appliances and pendant lighting. The generous living room is centrally positioned to accommodate comfort and convenience that extends to a sunny dining area with beautiful views. The primary bedroom features a generous walk-in closet, private 5 piece ensuite with upgraded backsplash and granite countertops making it easy to start each day with comfort. The second bedroom is adjacent to the 3 piece bathroom with a stand up shower for easy access. The unit also has central air cooling for those warm summer days and a laundry room. Residents enjoy access to an impressive array of amenities, including a fully equipped fitness centre, his and hers steam rooms and lockers, a stunning rooftop terrace with panoramic views, and a spacious party room ideal for entertaining. Set in the highly desirable community of Varsity, this location is a top choice for investors and homeowners alike, thanks to its proximity to the University of Calgary, top-rated schools, and research centres. Everyday conveniences like the LRT station, grocery stores, and restaurants are just steps from your door. Whether you're seeking a comfortable home or a smart investment, this unit delivers long-term value in a prime location.

Inclusions:

None

Property Listed By:

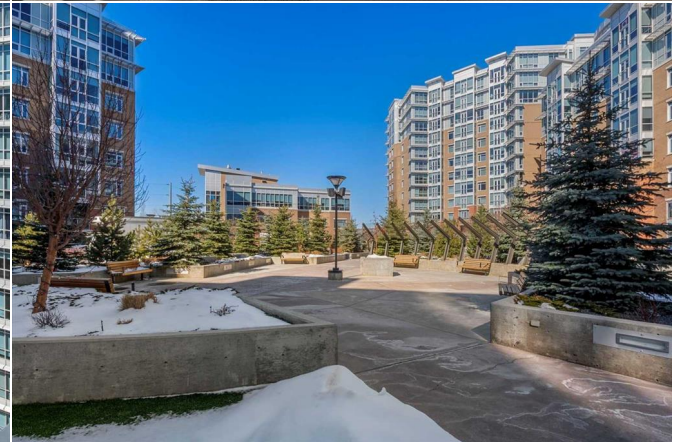
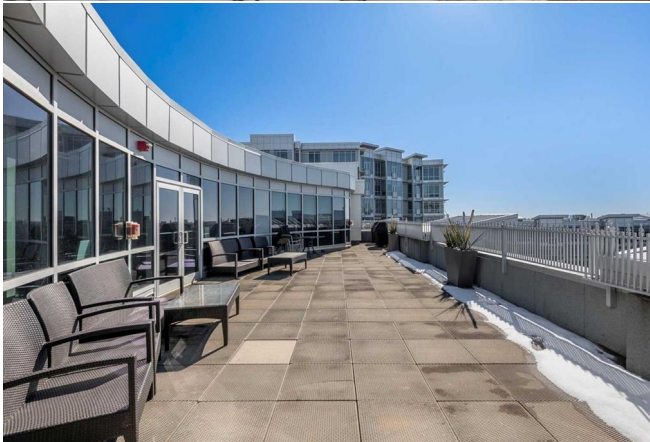
Sotheby's International Realty Canada

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









501-32 Varsity Estates Cir NW, Calgary, AB

Main Floor Interior Area 1526.84 sq ft



0 4 8

PREPARED: 2020/04/05



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