

**507, 32 Varsity Estates Circle NW**  
**Calgary, Alberta**

**MLS # A2318660**



**\$374,900**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	786 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 595
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stone, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Vinyl Windows		

**Inclusions:** N/A

Welcome to The Groves of Varsity, where luxury, convenience, and an exceptional location come together in one of Calgary's most sought-after communities. This beautifully maintained 1-bedroom plus den condominium offers a bright, open-concept design with 9-foot ceilings, floor-to-ceiling windows, and abundant natural light throughout. The well-appointed kitchen features granite countertops, ceiling-height cabinetry, stainless steel appliances, a spacious island, and ample storage, making it both functional and stylish. The versatile den/sunroom provides the perfect space for a home office, reading retreat, or additional dining area. The spacious primary bedroom includes a walk-through closet leading to a luxurious 5-piece bathroom, while in-suite laundry and central air conditioning add everyday comfort and convenience. Enjoy the benefits of titled underground parking and an assigned storage locker, along with access to outstanding building amenities including a state-of-the-art fitness centre, steam rooms, an owners' lounge, and a spectacular rooftop terrace with BBQ area and panoramic mountain views. Ideally located steps from Dalhousie LRT Station and within walking distance to Market Mall, medical clinics, restaurants, coffee shops, and everyday amenities. The University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, and major transportation routes are all nearby, making this an excellent opportunity for professionals, students, downsizers, or investors alike. Experience the perfect blend of upscale condo living and unmatched convenience in The Groves of Varsity.