

103, 32 Varsity Estates Circle NW
Calgary, Alberta

MLS # A2183265



\$359,900

Division:	Varsity		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	679 sq.ft.	Age:	2016 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 514
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

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

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!