

# \$349,900 - 103, 32 Varsity Estates Circle Nw, Calgary

MLS® #A2192311

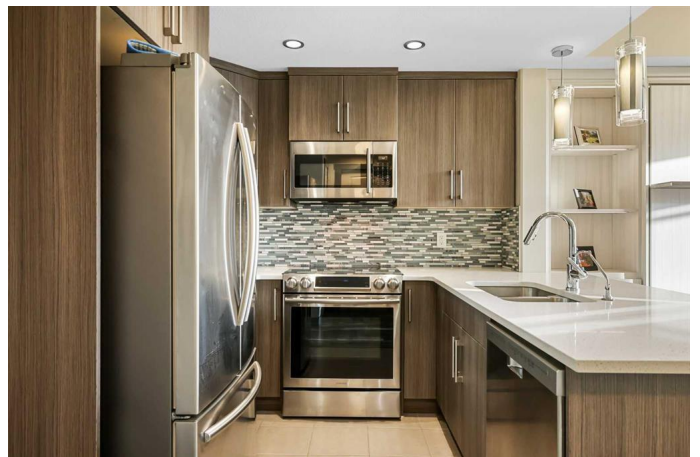
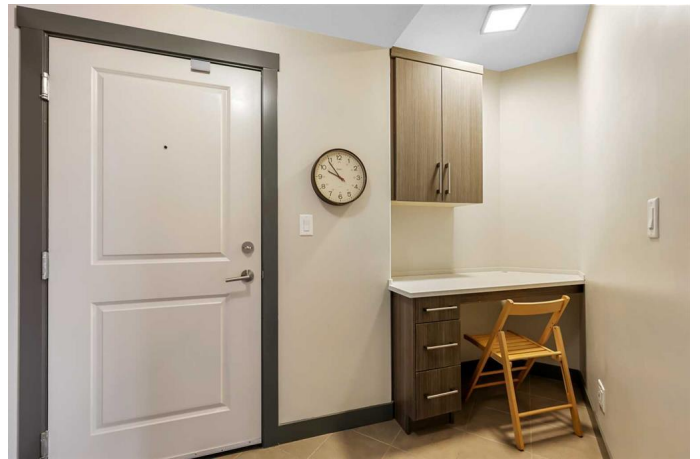
**\$349,900**

1 Bedroom, 1.00 Bathroom, 679 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

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!

Built in 2016

### **Essential Information**

MLS® #	A2192311
Price	\$349,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	679
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### **Community Information**

Address	103, 32 Varsity Estates Circle Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2Y1

### **Amenities**

Amenities	Elevator(s), Fitness Center, Party Room, Visitor Parking, Roof Deck
Parking Spaces	1
Parking	Stall, Titled, Underground, Parkade

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Natural Gas, Fan Coil
Cooling	Central Air

# of Stories 12

## Exterior

Exterior Features Courtyard  
Roof Membrane  
Construction Brick, Concrete, Metal Siding  
Foundation Poured Concrete

## Additional Information

Date Listed February 4th, 2025  
Days on Market 38  
Zoning DC

## Listing Details

Listing Office Greater Property Group

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