

**1107, 32 Varsity Estates Circle NW  
Calgary, Alberta**

**MLS # A2175099**



**\$429,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Varsity                            |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment                          |               |                  |
| <b>Size:</b>     | 796 sq.ft.                         | <b>Age:</b>   | 2016 (8 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Titled, Underground                |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Fan Coil, Natural Gas  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Membrane   | <b>Condo Fee:</b> | \$ 578 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete  | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Storage |                   |        |

**Inclusions:** N/A

Upgraded 1 bedroom plus den, sub-PENTHOUSE condo on the 11th floor in the "Groves of Varsity"! Finished to penthouse specifications with floor-to-ceiling windows, 9.5-foot ceilings and upgraded engineered hardwood floors, polished floor tiles and designer paint colors. One of the best floor plans in the complex with a welcoming foyer with extra storage, open concept kitchen, living and dining room. Large primary bedroom with walk-through closets, ensuite with upgraded shower and double sinks. Barn doors partition the primary bedroom opening to a fully windowed den / solarium with Juliet balcony, which is perfect as an office for a work from home environment. The kitchen is upgraded with painted maple cabinets, Cambria quartz countertops, undermount sink with garburator, stainless steel appliances and extended breakfast bar. This unit features amazing views with Nose Hill Park in the background, central air conditioning, in-suite laundry, secure underground titled parking and assigned storage. The complex amenities include roof-top terrace with BBQ area with more amazing views; owners lounge/party room; fully equipped fitness facility with showers and steam room; & a large secure bike storage room. Excellent location in the desirable community of Varsity, close to Market Mall, U of C, and Children's hospital. Surrounded by walkable amenities including grocery stores, coffee shops, restaurants and Dalhousie LRT station a 3 minute walk away! Shows 10/10!!