

610, 32 Varsity Estates Circle NW
Calgary, Alberta

MLS # A2176522



\$485,000

Division:	Varsity		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	1,013 sq.ft.	Age:	2016 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Heated Garage, Owned, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	Cleared, Few Trees, Low Maintenance Landscape, Landscaped		

Heating:	Central	Water:	Drinking Water
Floors:	Carpet, Hardwood	Sewer:	Public Sewer
Roof:	-	Condo Fee:	\$ 739
Basement:	None	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Soaking Tub		

Inclusions: N/A

Discover urban living at its finest in this one-owner, beautifully designed 2-bedroom, 2-bathroom apartment, ideally located just minutes from downtown. Enjoy mountain views from your living room, creating a serene escape in the heart of the city. This contemporary space boasts an open-concept layout, filled with natural light and stylish finishes. The modern kitchen features sleek countertops and high-end appliances, perfect for cooking and entertaining. Both bedrooms offer generous closet space, and the bathrooms are equipped with luxurious fixtures. The primary bedroom includes a 4 piece ensuite with a shower and a walk-in tub. Its like having your own personal hot tub, perfect after a day of skiing. Experience year-round comfort with air conditioning for those hot summer days and one of the few units that offers heated floors in the kitchen and bathroom for the chilly days. Nothing like getting up on a cold winter morning and stepping on toasty warm floors. Residents can take advantage of the building's amenities, including a fitness center with showers and a steam room, community lounge and there's even a roof top patio perfect for relaxing and taking in the views. There's also a large, secure bike storage room plus your own personal storage area. Conveniently located next to the Dalhousie Train Station along with a variety of shops and services and only a few minutes from the University of Calgary. Speaking of convenient locations, this unit is directly across from the elevator and the titled parking stall is the first spot as you enter the parkade from the elevator. Don't miss out on this exceptional opportunity to own a modern oasis in the very desirable community of Varsity, close to vibrant city life and stunning natural beauty. Schedule a viewing today!