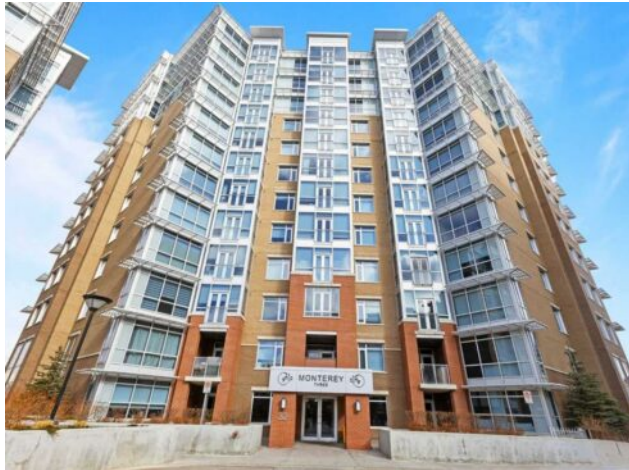


**310, 32 Varsity Estates Circle NW
Calgary, Alberta**

MLS # A2201644



\$499,900

Division:	Varsity		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	993 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 739
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

Welcome home to The Groves of Varsity, nestled in the heart of Varsity Estates. This stunning property offers a spacious, open-concept floor plan bathed in natural light. The expansive living area separates two generously sized bedrooms, and the home is replete with stylish features, including nine-foot ceilings, quartz countertops, stainless steel appliances, beautiful laminate flooring, and contemporary finishes. The primary bedroom boasts an elegant 5-piece ensuite with a large vanity featuring dual sinks, a generously sized soaker tub, and a separate shower. Gleaming countertops and built-in cabinetry add style and grace to the galley-style kitchen, perfect for the budding home chef. The in-suite laundry room features a full-size stacking washer and dryer, as well as a small storage area. Property includes two titled parking spaces. Perfectly located, you'll find yourself surrounded by amenities, including walking distance to shops and restaurants, and excellent proximity to the LRT, University of Calgary, Market Mall, schools, hospitals, parks, and more! Don't miss out on this exceptional opportunity – book your private showing today!