

**111, 24 Varsity Estates Circle NW
Calgary, Alberta**

MLS # A2202808



\$399,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Varsity | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,053 sq.ft. | Age: | 2015 (10 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Fan Coil | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 739 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Kitchen Island, No Smoking Home, Walk-In Closet(s) | | |

Inclusions: N/A

Welcome to a beautiful home in Varsity Estates, one of the Best Communities in the city! This well-planned main-floor corner suite has 2 bedrooms and 2 bathrooms. Enjoy an open kitchen with granite countertops, modern cabinetry, tile backsplash, a central island with an under-mount sink as well as a stainless-steel appliance package. The open dining and living rooms have hardwood floors as well as large windows that bring in plenty of natural light. The primary bedroom enjoys a huge walk-through closet & a luxurious ensuite with shower and 2 sinks. The second bedroom is a good size and the 4-piece main bath are situated on the opposite side of the dining area which allows for privacy while hosting guests. A separate laundry room includes a stacked washer/dryer. Titled underground parking in a prime location and assigned separate storage included. The condo community offers amazing rooftop amenities year-round! These include a well-equipped private gym, steam rooms, meeting/party room & a mountain view terrace with BBQ's. An on-site professional building includes a doctor's office, pharmacy, coffee shop & more. Just steps to the Dalhousie LRT and walking distance to parks & shopping centres. This home and location have it all - call to view today!