

# \$373,000 - 507, 24 Varsity Estates Circle Nw, Calgary

MLS® #A2224793

**\$373,000**

1 Bedroom, 1.00 Bathroom, 762 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Don't miss out on this incredible opportunity! Whether you're searching for the perfect home or a lucrative investment property, this upscale condo in the established community of Varsity is sure to impress. Welcome to the Groves of Varsity™ where sophistication meets comfort in a "like new"™ condition unit.

FRESHLY PAINTED and featuring BRAND NEW luxury laminate flooring, this stunning condo boasts granite countertops throughout, central air conditioning, and abundant natural light that enhances its inviting atmosphere. With 9-ft ceilings, one bedroom plus a versatile sunroom/den, and a thoughtfully designed open-concept layout, this space is ideal for both everyday living and entertaining.

The modern kitchen, complete with a spacious island, makes cooking and baking a delight, while the large master bedroom with walk-through closets ensures maximum comfort. The sunroom, destined to be your favorite retreat, offers the perfect spot to enjoy your morning coffee or unwind with a glass of wine in the evening.

Conveniently located within walking distance to Dalhousie LRT station, Market Mall, and essential amenities including a school, doctor's office, dentist, pharmacy, and coffee shops, this condo combines prime location with luxury living.

Residents enjoy exclusive access to on-site management, a state-of-the-art fitness facility, steam rooms, a rooftop patio, and a party room for all your social gatherings. Additional



perks include heated titled underground parking, an assigned storage locker, and bike storage.

This exceptional unit won't last long! Be sure to check out the 3D tour and reach out to your favorite real estate professional today.

Built in 2015

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2224793          |
| Price          | \$373,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 762               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                   |
|-------------|-----------------------------------|
| Address     | 507, 24 Varsity Estates Circle Nw |
| Subdivision | Varsity                           |
| City        | Calgary                           |
| County      | Calgary                           |
| Province    | Alberta                           |
| Postal Code | T3A 2X8                           |

### Amenities

|                |                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Visitor Parking, Roof Deck, Sauna |
| Parking Spaces | 1                                                                                                    |
| Parking        | Parkade                                                                                              |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Closet Organizers, French Door, Granite Counters, Kitchen Island, No |
|-------------------|----------------------------------------------------------------------|

|              |                                                                                |
|--------------|--------------------------------------------------------------------------------|
|              | Animal Home, No Smoking Home, Open Floorplan                                   |
| Appliances   | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Window Coverings |
| Heating      | Forced Air                                                                     |
| Cooling      | Central Air                                                                    |
| # of Stories | 9                                                                              |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Lighting        |
| Construction      | Brick, Concrete |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 17             |
| Zoning         | DC             |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Hope Street Real Estate Corp. |
|----------------|-------------------------------|

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