

# \$449,900 - 109, 32 Varsity Estates Circle Nw, Calgary

MLS® #A2243108

**\$449,900**

2 Bedroom, 2.00 Bathroom, 960 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Welcome to your modern and trendy home in Varsity Estates, one of the best communities in the city! This stunning main floor condo is a former show home with a beautiful upgrade package including custom matching granite, cabinets, tilework, flooring and more! This 2 bedroom, 2 bathroom home offers a spacious layout and includes a huge outdoor space (200+ Sq Ft) with both a covered and uncovered patio surrounded by mature greenery for your enjoyment. The fabulous floor plan starts with a designer kitchen featuring extended granite countertops with bar seating, stainless steel appliances, tile back splash and plenty of upgraded painted maple cabinets including a reach in pantry and pots and pans drawers. The kitchen opens to the dining and living room areas enhanced with gorgeous laminate floors. Down the hall, past the large linen/storage closet, you will find the bedrooms separate from the living area. The delightful and spacious primary bedroom offers plenty of privacy and windows to let in the south light, a walk-in closet, and an ensuite with dual sinks, a soaker tub, and a separate shower with 10mm glass door. Bedroom two is a flexible space that will work well as a home office or as a guest room when required. It is adjacent to a 3-piece bath with large 5â€™™ walk-in shower with custom tile detail. A spacious laundry room includes oversize washer/dryer with floor to ceiling storage shelving. Titled underground parking and a separate storage area are also included. The



Groves of Varsity offers amazing rooftop amenities year-round! These include a well-equipped private gym, steam rooms, meeting/party room & a mountain view terrace. An on-site professional building includes 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!

Built in 2016

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2243108          |
| Price          | \$449,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 960               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                   |
|-------------|-----------------------------------|
| Address     | 109, 32 Varsity Estates Circle Nw |
| Subdivision | Varsity                           |
| City        | Calgary                           |
| County      | Calgary                           |
| Province    | Alberta                           |
| Postal Code | T3A 2Y1                           |

### Amenities

|                |                                                                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Parking, Recreation Room, Sauna, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                                                             |

|         |                      |
|---------|----------------------|
| Parking | Parkade, Underground |
|---------|----------------------|

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Walk-In Closet(s)           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Fan Coil                                                                                      |
| Cooling           | Central Air                                                                                   |
| # of Stories      | 12                                                                                            |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | BBQ gas line        |
| Roof              | Flat Torch Membrane |
| Construction      | Brick, Concrete     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 9               |
| Zoning         | DC              |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.