

605, 32 Varsity Estates Circle NW  
Calgary, Alberta

MLS # A2272447



## \$699,900

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Varsity                            |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 1,542 sq.ft.                       | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Parkade, Titled, Underground       |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                     |                   |          |
|--------------------|-----------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Fan Coil                                            | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                              | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -                                                   | <b>Condo Fee:</b> | \$ 1,125 |
| <b>Basement:</b>   | -                                                   | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Brick, Concrete                                     | <b>Zoning:</b>    | DC       |
| <b>Foundation:</b> | -                                                   | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Built-in Features, Granite Counters, Open Floorplan |                   |          |

**Inclusions:** TV Mounts

This beautifully upgraded 2 bedroom, 2.5 bathroom condo with 2 titled underground stalls in The Groves of Varsity offers a rare opportunity, just steps from Dalhousie LRT and minutes from Market Mall. Set on the 6th floor of the Monterey III building, it features hardwood floors, granite finishes, custom built-ins, a covered balcony, and floor-to-ceiling windows framing gorgeous views of Nose Hill Park, the city, and downtown. The open, light-filled layout includes a welcoming living area with a built-in media centre, a bright dining space, and a well-appointed kitchen with stainless steel appliances and a dedicated workspace. Both bedrooms offer double closets and full ensuites, with the second bedroom connecting directly to the balcony. Additional highlights include a spacious in-suite laundry/storage room, custom window coverings, an assigned storage locker, and two titled underground parking stalls conveniently located near the elevator. This air conditioned building is concrete and steel construction and residents enjoy exceptional amenities such as a full fitness centre, steam rooms, a lounge and meeting space and a rooftop terrace. The location is ideal—close to the University of Calgary, Foothills and Children's Hospitals, Market Mall, and just minutes from the Silver Springs Golf Course, with easy access to parks, schools, and downtown. Click on media for the video and book your private showing today to truly appreciate this stunning unit.