

# \$534,900 - 501, 32 Varsity Estates Circle Nw, Calgary

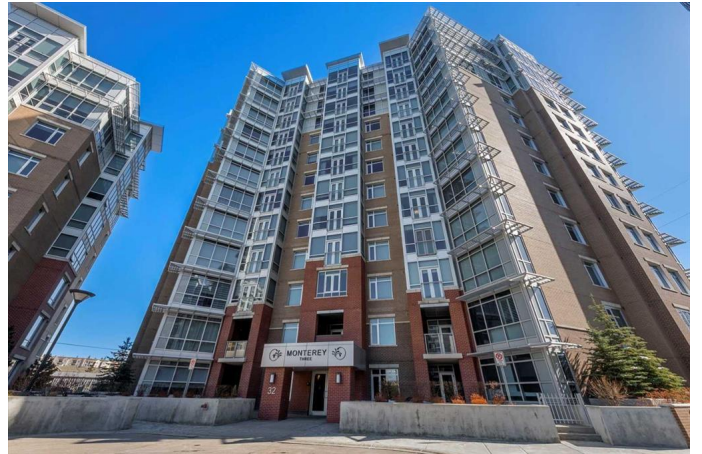
MLS® #A2208865

## \$534,900

2 Bedroom, 2.00 Bathroom, 1,037 sqft  
Residential on 0.00 Acres

Varsity, Calgary, Alberta

Welcome to the amazing Zinfandel floor plan with 2 bedrooms and 2 bathroom in the highly sought after development thanks to the high-quality steel and concrete construction, making The Groves of Varsity among the quietest condos in NW Calgary! Considered to be situated in the most ideal location with beautifully quiet courtyard and peekaboo mountain views. You will be pleasantly impressed as this unit is in near new condition and move-in ready. Enjoy the open kitchen with granite countertops, stainless steel appliances and pendant lighting. The generous living room is centrally positioned to accommodate comfort and convenience that extends to a sunny dining area with beautiful views. The primary bedroom features a generous walk-in closet, private 5 piece ensuite with upgraded backsplash and granite countertops making it easy to start each day with comfort. The second bedroom is adjacent to the 3 piece bathroom with a stand up shower for easy access. The unit also has central air cooling for those warm summer days and a laundry room. Residents enjoy access to an impressive array of amenities, including a fully equipped fitness centre, his and hers steam rooms and lockers, a stunning rooftop terrace with panoramic views, and a spacious party room ideal for entertaining. Set in the highly desirable community of Varsity, this location is a top choice for investors and homeowners alike, thanks to its proximity to the University of Calgary, top-rated schools,



and research centres. Everyday conveniences like the LRT station, grocery stores, and restaurants are just steps from your door. Whether you're seeking a comfortable home or a smart investment, this unit delivers long-term value in a prime location.

Built in 2016

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2208865          |
| Price          | \$534,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,037             |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                                   |
|-------------|-----------------------------------|
| Address     | 501, 32 Varsity Estates Circle Nw |
| Subdivision | Varsity                           |
| City        | Calgary                           |
| County      | Calgary                           |
| Province    | Alberta                           |
| Postal Code | T3A 2Y1                           |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Fitness Center, Party Room, Roof Deck, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Parkade, Titled  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |
|-------------------|--|

|              |   |
|--------------|---|
| Appliances   | Dishwasher, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating      | Forced Air  |
| Cooling      | Central Air   |
| # of Stories | 12  |

## **Exterior**

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Uncovered Courtyard                  |
| Roof              | Membrane                             |
| Construction      | Brick, Concrete, Metal Siding, Mixed |
| Foundation        | Poured Concrete                      |

## **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 2               |
| Zoning         | DC              |

## **Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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.