



24 Varsity Estates Circle Calgary Alberta

\$479,700

Located in a newer concrete tower steps from all conveniences in the prestigious Groves of Varsity, this 5th floor 2 bedroom, 2 bathroom nearly 1,100 sq. ft. corner condo stands out. In perfect condition throughout, the open-concept living area opens to an upgraded kitchen on one side, and it also separates the spacious bedrooms (both with walk-in closets) for optimal privacy. The primary bedroom's luxurious ensuite features TWO sinks in the quartz countertop over a cabinet with drawers, and a large glass-enclosed shower, plus a more private WC. The spacious kitchen features lots of full height maple-spice cabinets, stylish quartz countertops, a large island, and stainless appliances. Beyond the dining area in front of the kitchen, and beyond the living room is a bright and enclosed sunroom/flex area! The 9-ft high ceiling through-out allows the large windows (with professional window coverings) to pour light throughout; building has central air conditioning to keep you cool. The laundry machines sit in a cozy room. Freshly painted and NEW hardwood flooring amplifies the otherwise immaculate condition of the condo. The elevators are a short walk from your new home, and they lead to an array of services and amenities. Up on the rooftop is a large world-class fitness centre, with steam rooms, that opens to a terrace with panoramic views of the city and mountains. There is a meeting room on this floor as well. Underground is your heated, ample-sized titled parking space (#60), and assigned storage space. But, you don't need to drive often because amenities like coffee shops, medical centre & pharmacy are right beside this grand complex. Additionally, the Silver Springs Golf Course is a block away, the Safeway grocery store & Dalhousie LRT station are two blocks away, and the large Market Mall is just a few more blocks away still. Further, the Bow River and University o...

Living room 12.67 Ft x 10.75 Ft

Other 10.75 Ft x 7.25 Ft

Kitchen 16.92 Ft x 7.58 Ft

Dining room 11.08 Ft x 10.50 Ft

Primary Bedroom 12.42 Ft x 12.17 Ft

Bedroom 11.58 Ft x 10.75 Ft

4pc Bathroom 8.50 Ft x 8.50 Ft

4pc Bathroom 8.17 Ft x 5.08 Ft

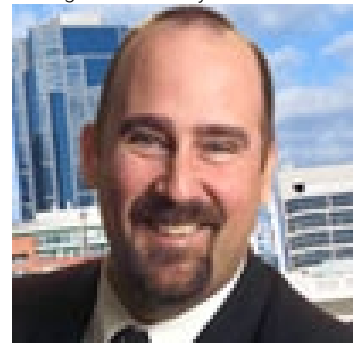
Foyer 6.17 Ft x 4.58 Ft

Other 7.83 Ft x 6.75 Ft

Laundry room 6.75 Ft x 5.33 Ft

Other 7.17 Ft x 4.08 Ft

Listing Presented By:



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