



24 Varsity Estates Circle Calgary Alberta

\$390,000

Perched on an upper floor in the highly sought-after community of Varsity Estates, this modern 1 bedroom plus den condo offers an open-concept layout in a CONCRETE BUILDING, providing excellent soundproofing and long-term durability. The space is enhanced by impressive 10-FOOT CEILINGS and FLOOR-TO-CEILING WINDOWS, allowing natural light to fill the home throughout the day. The spacious kitchen is designed for both everyday living and entertaining, featuring QUARTZ COUNTERTOPS, FULL-HEIGHT CABINETS, STAINLESS STEEL APPLIANCES, and a generous breakfast bar that flows seamlessly into the living and dining areas. A versatile den with a pocket door provides the perfect HOME OFFICE or flex space for today's lifestyle. The primary bedroom includes a walk-through closet with custom organizers and access to a spa-inspired bathroom complete with an OVERSIZED GLASS SHOWER and built-in bench. Comfort is elevated with CENTRAL AIR CONDITIONING, IN-SUITE LAUNDRY, TITLED UNDERGROUND PARKING, and an ASSIGNED STORAGE LOCKER. Residents also enjoy access to exceptional rooftop amenities, including a ROOFTOP FITNESS CENTER, STEAM ROOMS, OWNER'S LOUNGE, and an outdoor terrace with BBQs and mountain views. The location is incredibly convenient -- just steps to cafes, restaurants, shops, and everyday amenities, with DALHOUSIE LRT, UNIVERSITY OF CALGARY, and MARKET MALL nearby. An excellent opportunity for first-time buyers, professionals, investors, or those looking to downsize without compromise while owning in a well-built concrete building in one of Calgary's most desirable communities. (id:6769)

3pc Bathroom 8.42 Ft x 5.17 Ft

Primary Bedroom 10.92 Ft x 12.00 Ft

Dining room 12.50 Ft x 5.50 Ft

Living room 12.58 Ft x 12.50 Ft

Kitchen 8.00 Ft x 7.83 Ft

Sunroom 9.00 Ft x 12.00 Ft

Listing Presented By:



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<https://www.alanghimire.net/>

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