



## 32 Varsity Estates Circle Calgary Alberta

\$359,900

The Groves of Varsity is a secure, well-managed complex in the heart of Varsity Estates, ideally located just steps from the LRT station, shops, and a quick commute to the University of Calgary. This charming ground-floor 1-bedroom, 1-bathroom, air conditioned unit has been meticulously maintained and offers a host of practical features such as built-ins, a Murphy bed, Hunter Douglas blinds and an underground parking stall. Upon entry, you'll be welcomed by a bright, open foyer with a built-in desk area, perfect for remote work or study. The kitchen is fully equipped with stainless steel appliances, a stylish tile backsplash, quartz countertops, and a breakfast bar. Laminate flooring flows seamlessly into the cozy living room, which features a built-in entertainment system and a space-saving Murphy bed. A set of doors opens to an east facing patio, complete with a gas barbecue hookup and provides a secondary entry to the unit. In-suite laundry is conveniently located off the living area. The spacious bedroom offers access to the patio, a walk-through closet, and a 5-piece bathroom, which is also accessible from the living area. The complex offers a variety of amenities, including a meeting room, a rooftop patio, a fitness center, and soothing steam showers. This unit also comes with an underground, titled parking stall and a separate storage locker. With easy access to nearby shops, dining, and public transportation, this unit is an ideal choice for a professional couple. A must-see to truly appreciate its value! (id:6769)

Living room/Dining room 18.25 Ft x 12.42 Ft

Kitchen 9.33 Ft x 8.08 Ft

Primary Bedroom 12.17 Ft x 11.42 Ft

5pc Bathroom 10.17 Ft x 4.92 Ft

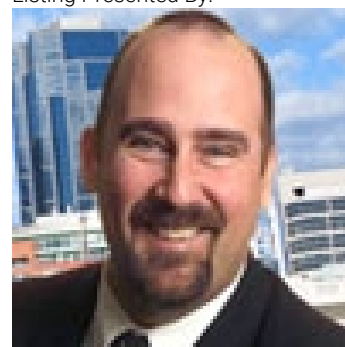
Foyer 7.33 Ft x 6.00 Ft

Study 6.67 Ft x 4.25 Ft

Laundry room 4.58 Ft x 4.08 Ft

Other 14.75 Ft x 11.58 Ft

Listing Presented By:



Originally Listed by:  
Greater Property Group

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