



32 Varsity Estates Circle Calgary Alberta

\$739,900

OPEN HOUSE: SUNDAY DEC 14TH, 10AM-12PM A rare opportunity to own a luxury residence at The Groves of Varsity—one of Calgary's most distinguished steel and CONCRETE condominium buildings. This 10TH-FLOOR unit offers unobstructed DOWNTOWN VIEWS, soaring 10-FOOT CEILINGS, and elevated finishings throughout. Step inside to discover EXPANSIVE WINDOWS that fill the home with natural light, and HARDWOOD flooring that flows seamlessly through the open layout. The modern kitchen is both functional and refined, featuring QUARTZ countertops, ample cabinetry, a large CENTRAL ISLAND, and premium stainless-steel appliances—perfect for everyday living or entertaining. The living and dining area opens to a spacious private balcony, ideal for morning coffee or evening sunsets over the city skyline. The primary suite offers generous proportions, a WALK-IN CLOSET, and a well-appointed ensuite bathroom. The second bedroom is full-sized and enjoys DOWNTOWN views right from your window, providing an inviting space for yourself, family or guests. A separate den adds versatility—perfect for a home office, hobby area, or additional storage. This home includes AIR CONDITIONING, TWO TITLED UNDERGROUND PARKING STALLS—SIDE BY SIDE—plus a dedicated STORAGE LOCKER. Comfort is ensured year-round with solid CONCRETE construction providing superior soundproofing and peace of mind. Residents enjoy access to exclusive rooftop amenities, including a fully equipped fitness centre, steam rooms, owners' lounge, and a large terrace with BBQs—perfect for entertaining or relaxing in every season. The adjacent professional building adds everyday convenience with a pharmacy, medical and dental offices, and two coffee shops right next door. Located within walking distance of groceries, restaurants, shopping, banks, and the LRT, this is a rare opportunity to own a high-floor residence in one of Calgary'...

Foyer 9.17 Ft x 15.50 Ft

Laundry room 5.75 Ft x 7.75 Ft

Office 8.67 Ft x 9.25 Ft

Living room 20.42 Ft x 17.17 Ft

Kitchen 16.17 Ft x 16.08 Ft

Primary Bedroom 20.92 Ft x 11.33 Ft

4pc Bathroom 11.17 Ft x 11.33 Ft

Bedroom 15.92 Ft x 11.83 Ft

4pc Bathroom 8.67 Ft x 5.58 Ft

2pc Bathroom 6.50 Ft x 6.83 Ft

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Listing Presented By:



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RE/MAX Realty Professionals

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