



## 32 VARSITY ESTATES Circle 102 Calgary AB

\$549,900

Welcome to this immaculate, upgraded, 2 bedroom, 2 bathroom home in Monterey III at the Groves of Varsity. This gorgeous suite features all the best interior finishings you would expect in a former show home. Individual climate control allows for personal comfort with year-round heating & air conditioning. As the only main floor unit for sale at the Groves of Varsity, this corner suite features a large southeast patio with plenty of room for your gas BBQ & outdoor furniture. Maintenance-free, lock & leave lifestyle at it's finest in Varsity Estates - Avenue Magazine's Best Neighborhood of 2017. Groves of Varsity condo owners appreciate secure, underground, heated parking, quiet and safe steel & concrete construction, a private health & exercise club in addition to a great location within easy walking distance to the LRT, shopping, restaurants, medical services and more. Well managed Condo Corp & reserve fund with no fee increases for 2018/19!

Kitchen 13'9" x 8'4"

Dining Room 6'9" x 10'3"

Living Room 15'10" x 17'4"

Master Bedroom 12' x 11'

Bedroom 11'4" x 13'11"

Laundry Room 4'6" x 10'3"

Other 12'1" x 11'11"



**Jan Sali**

CENTURY 21 BAMBER REALTY LTD.

Phone: (403) 803-7980

jan@salihomes.com



**Century 21 Bamber Realty Ltd.**

1612 17th Ave SW , Calgary, AB,  
T2T 0E3

Phone: 403-470-0021

miranda@calgaryrealestatepro.pro