

609, 24 Varsity Estates Circle NW
Calgary, Alberta

MLS # A2220699

\$381,750

Division:	Varsity		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	718 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 514
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Stylish 1-Bedroom Condo in The Groves of Varsity – Prime Location! Welcome to The Groves of Varsity, a secure, well-managed complex ideally located in the heart of Varsity Estates—just steps from the LRT station, shopping, and a quick commute to the University of Calgary. This charming 1-bedroom, 1-bathroom unit offers a thoughtfully designed layout and modern finishes. The open concept kitchen and the large island space is fully equipped with stainless steel appliances, quartz countertops, a stylish tile backsplash, and a convenient breakfast bar, perfect for casual dining. Laminate flooring flows through the open-concept living area spacious bedroom includes 5-piece bathroom that is also accessible from the main living area. Enjoy the convenience of in-suite laundry, located just off the living room. Residents of The Groves of Varsity enjoy a range of premium amenities, including a fitness center, steam showers, rooftop patio, meeting room, and more. This unit also includes a titled underground parking stall and a separate storage locker. With unbeatable access to transit, shops, restaurants, and recreational spaces, this home is perfect for a professional couple or savvy investor. Don’t miss your chance to own in one of Calgary’s most desirable communities—this is a must-see!