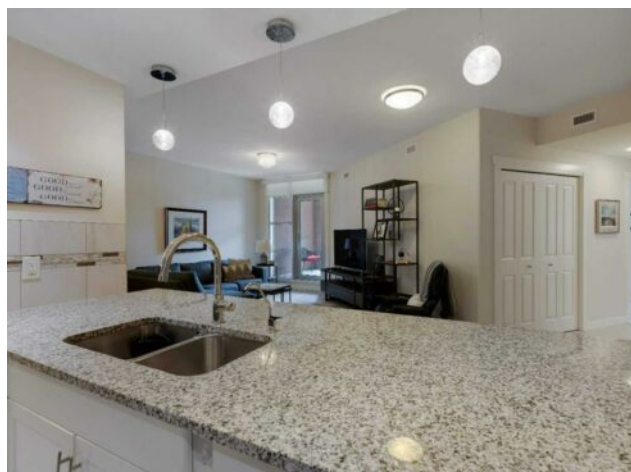


109, 32 Varsity Estates Circle NW
Calgary, Alberta

MLS # A2243108



\$449,900

Division:	Varsity		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	960 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 675
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to your modern and trendy home in Varsity Estates, one of the best communities in the city! This stunning main floor condo is a former show home with a beautiful upgrade package including custom matching granite, cabinets, tilework, flooring and more! This 2 bedroom, 2 bathroom home offers a spacious layout and includes a huge outdoor space (200+ Sq Ft) with both a covered and uncovered patio surrounded by mature greenery for your enjoyment. The fabulous floor plan starts with a designer kitchen featuring extended granite countertops with bar seating, stainless steel appliances, tile back splash and plenty of upgraded painted maple cabinets including a reach in pantry and pots and pans drawers. The kitchen opens to the dining and living room areas enhanced with gorgeous laminate floors. Down the hall, past the large linen/storage closet, you will find the bedrooms separate from the living area. The delightful and spacious primary bedroom offers plenty of privacy and windows to let in the south light, a walk-in closet, and an ensuite with dual sinks, a soaker tub, and a separate shower with 10mm glass door. Bedroom two is a flexible space that will work well as a home office or as a guest room when required. It is adjacent to a 3-piece bath with large 5' walk-in shower with custom tile detail. A spacious laundry room includes oversize washer/dryer with floor to ceiling storage shelving. Titled underground parking and a separate storage area are also included. The Groves of Varsity offers amazing rooftop amenities year-round! These include a well-equipped private gym, steam rooms, meeting/party room & a mountain view terrace. An on-site professional building includes doctor's office, pharmacy, coffee shop & more. Just steps to the Dalhousie LRT and walking distance to parks & shopping centres. This home and location have it all - call to view today!