

# \$473,000 - 706, 24 Varsity Estates Circle Nw, Calgary

MLS® #A2208231

**\$473,000**

2 Bedroom, 2.00 Bathroom, 903 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

This beautifully lit, 2-bedroom, 2-bathroom south-facing condo offers breathtaking mountain views through floor-to-ceiling windows.

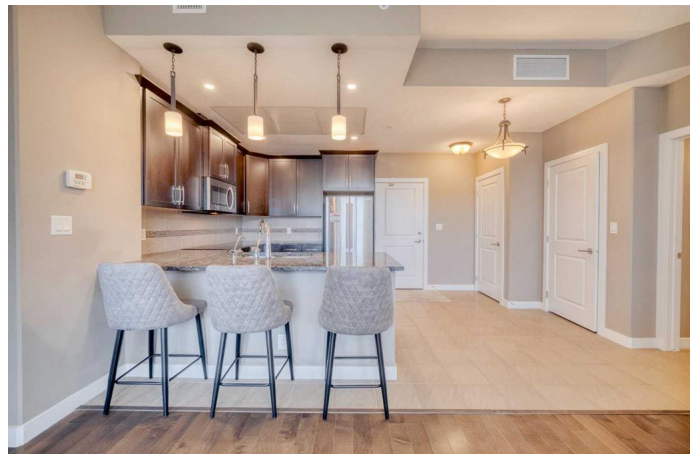
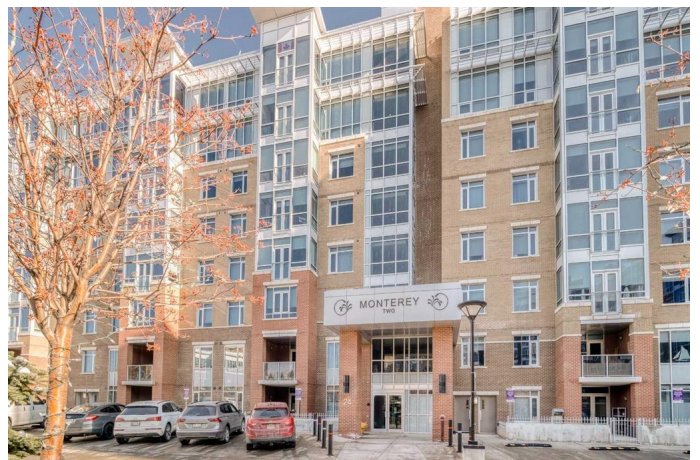
Featuring 2 bedrooms and 2 bathrooms, this unit includes unit-controlled heating, central A/C, custom window shades, an assigned storage locker, and two side-by-side titled heated underground parking spaces.

Inside, the 9â€™™ ceilings create an airy feel, while the kitchen boasts granite countertops and stainless steel appliances. The open-concept living area has natural light and a Juliet balcony. The two bedrooms are thoughtfully positioned on opposite ends of the unit, maximizing privacy and comfort.

The primary bedroom features a spacious walk-in closet and a luxurious 5-piece ensuite, complete with double sinks and a steam shower. Both bedrooms are fitted with high-end vinyl flooring, installed two years ago.

Located in The Groves of Varsity, this unit offers access to exceptional amenities, all conveniently housed within the same building for ease of access. Enjoy a fully equipped gym, an owner's lounge, and a rooftop terrace with a BBQ areaâ€”perfect for unwinding while taking in spectacular city and mountain views.

Conveniently situated near parks,



playgrounds, the Dalhousie LRT Station, shopping, and pharmacies, this condo is ideal for all lifestyles—whether you're a retiree, young professional, or student, as it is close to the University of Calgary, Foothills Hospital, and several amenities!

Pets are welcome with board approval.

Built in 2015

### **Essential Information**

MLS® #	A2208231
Price	\$473,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	903
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	706, 24 Varsity Estates Circle Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2C5

### **Amenities**

Amenities	Elevator(s), Secured Parking, Snow Removal, Trash, Roof Deck
Parking Spaces	2
Parking	Titled, Underground, Side By Side

### **Interior**

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	9

## Exterior

Exterior Features	Courtyard, Lighting
Construction	Brick, Concrete, Metal Frame

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	4
Zoning	DC

## Listing Details

Listing Office	First Place Realty
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