



**1205, 32 Varsity Estates Circle NW  
Calgary, Alberta**

**MLS # A2289381**



**\$729,900**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Owned, Parkade, Secured, Side By Side, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 1,191
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to a rare top-floor offering in The Groves of Varsity, where space, function, and convenience come together in one of NW Calgary's desirable concrete-and-steel buildings. This exceptional corner penthouse offers 1,520 SqFt, unobstructed downtown views, beautiful natural light, and a thoughtful layout designed for everyday living. With 10-foot ceilings and expansive windows, the home feels open, bright, and comfortable throughout. One of the standout features is the private balcony, included in only select corner units, complete with a gas BBQ hookup and two separate access points. Whether enjoying morning coffee, fresh air, or evening skyline views, this outdoor space adds a special element rarely found in Groves of Varsity. The well-planned 2-bedroom + den layout offers excellent separation and privacy, with both bedrooms featuring walk-through closets and their own ensuite bathrooms. The primary ensuite includes dual sinks and a glass shower, while the secondary ensuite offers a tub/shower combination, making it ideal for guests. A separate 2-piece powder room is another valuable and uncommon feature, providing added convenience for both owners and visitors. The kitchen is finished with quartz countertops, induction cooking, sleek cabinetry, and quality appliances, opening seamlessly into the dining and living areas. Luxury vinyl plank flooring runs throughout, complemented by extensive custom built-ins and smart storage solutions that maximize both style and function. The secondary bedroom includes a built-in Murphy bed and integrated desk, allowing the space to easily transition between a guest room, office, or flexible everyday use. Hunter Douglas window coverings, dual-zone central A/C, and an in-suite Miele washer and dryer further enhance the comfort and practicality of the home. Additional features that set this

property apart include two titled underground parking stalls that are side-by-side, not tandem, a rare double-sized assigned storage locker, and dedicated bike storage in the parkade. These are the types of details that make a meaningful difference in daily condo living. Built with steel and concrete construction, The Groves of Varsity offers a solid and quiet living environment, along with an impressive collection of rooftop amenities including a fully equipped fitness centre, steam rooms, an owner's lounge that hosts yoga classes, and a large terrace with BBQ areas. The attached professional building adds exceptional everyday convenience with a pharmacy, medical and dental clinics, and a coffee shop just steps away. Groceries, restaurants, shopping, banking, and the LRT are all within walking distance, creating a true lock-and-leave lifestyle without sacrificing space, storage, or comfort. Top-floor corner location, 1,520 SqFt, skyline views, two side-by-side titled parking stalls, a double-sized storage locker, and a highly functional layout ; a rare opportunity in one of Varsity's sought-after buildings.