



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

**MLS # A2289381**



**\$759,900**

<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 penthouse living at the Groves of Varsity. Situated on the top floor, this corner suite captures unobstructed downtown views, beautiful natural light, and a layout that truly lives well day to day. With 10-foot ceilings and expansive windows, the space feels open and bright throughout. The private balcony, included in only select corner units, offers a gas BBQ hookup and two separate access points: one from the main living area and another from the secondary bedroom. It's the perfect spot for morning coffee, fresh air, or evening city views. This thoughtfully designed 2-bedroom + den home offers exceptional privacy, with both bedrooms featuring walk-through closets and their own ensuite bathrooms. The primary suite includes double 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 a rare and practical addition for condo living. The kitchen is finished with quartz countertops, induction cooking, sleek cabinetry, and quality appliances. Luxury vinyl plank flooring runs throughout, complemented by custom built-ins and well-planned storage solutions. The secondary bedroom is equipped with a built-in Murphy bed and integrated desk, allowing the space to transition seamlessly between guest room and home office. Hunter Douglas window coverings and dual-zone central A/C ensure comfort year-round, and the in-suite Miele washer and dryer add everyday convenience. This unit includes two titled underground parking stalls that are side-by-side (not tandem), along with a rare double-sized assigned storage locker. Dedicated bike storage is also available in the parkade. Built with steel and concrete construction, the building offers a solid and quiet living environment. Residents enjoy 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. An attached professional building provides exceptional 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. Top-floor, corner location, skyline views, side-by-side parking &mdash; a rare opportunity in one of NW Calgary's most sought-after buildings.