

# \$779,900 - 1005, 32 Varsity Estates Circle Nw, Calgary

MLS® #A2264191

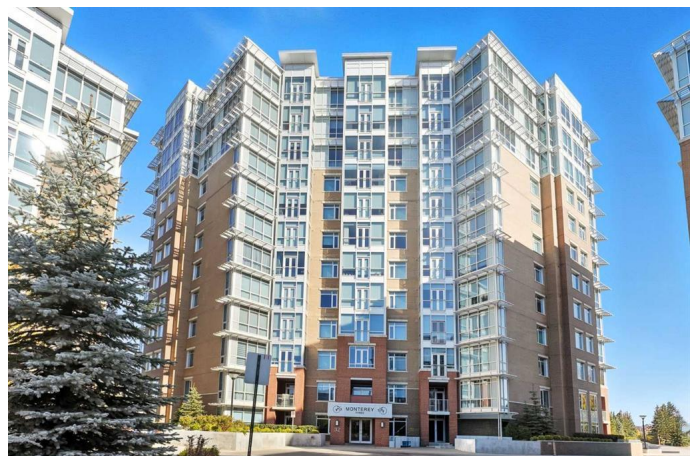
**\$779,900**

2 Bedroom, 3.00 Bathroom, 1,553 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

**\*OPEN HOUSE: SATURDAY NOV 8, 1PM-3PM\*** A rare opportunity to own a luxury residence at The Groves of Varsity—one of Calgary’s most distinguished steel and CONCRETE condominium buildings. This 10TH-FLOOR unit offers unobstructed DOWNTOWN VIEWS, soaring 10-FOOT CEILINGS, and elevated finishings throughout. Step inside to discover EXPANSIVE WINDOWS that fill the home with natural light, and HARDWOOD flooring that flows seamlessly through the open layout. The modern kitchen is both functional and refined, featuring QUARTZ countertops, ample cabinetry, a large CENTRAL ISLAND, and premium stainless-steel appliances—perfect for everyday living or entertaining. The living and dining area opens to a spacious private balcony, ideal for morning coffee or evening sunsets over the city skyline. The primary suite offers generous proportions, a WALK-IN CLOSET, and a well-appointed ensuite bathroom. The second bedroom is full-sized and enjoys DOWNTOWN views right from your window, providing an inviting space for yourself, family or guests. A separate den adds versatility—perfect for a home office, hobby area, or additional storage. This home includes AIR CONDITIONING, TWO TITLED UNDERGROUND PARKING STALLS—SIDE BY SIDE—plus a dedicated STORAGE LOCKER. Comfort is ensured year-round with solid CONCRETE construction providing superior soundproofing and peace of mind.



Residents enjoy access to exclusive rooftop amenities, including a fully equipped fitness centre, steam rooms, ownersâ€™ lounge, and a large terrace with BBQsâ€”perfect for entertaining or relaxing in every season. The adjacent professional building adds everyday convenience with a pharmacy, medical and dental offices, and two coffee shops right next door. Located within walking distance of groceries, restaurants, shopping, banks, and the LRT, this is a rare opportunity to own a high-floor residence in one of Calgaryâ€™s most sought-after and well-managed communitiesâ€”combining luxury, lifestyle, and location in one exceptional package.

Built in 2016

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2264191          |
| Price          | \$779,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,553             |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | 1005, 32 Varsity Estates Circle Nw |
| Subdivision | Varsity                            |
| City        | Calgary                            |
| County      | Calgary                            |
| Province    | Alberta                            |
| Postal Code | T3A 2Y1                            |

## Amenities

|                |                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Storage, Visitor Parking, Roof Deck |
| Parking Spaces | 2                                                                                                                       |
| Parking        | Titled, Underground, Side By Side                                                                                       |

## Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer, Window Coverings                                                     |
| Heating           | Natural Gas, Fan Coil                                                                                                              |
| Cooling           | Central Air                                                                                                                        |
| # of Stories      | 12                                                                                                                                 |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony, Courtyard, Barbecue |
| Construction      | Concrete                     |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 11                 |
| Zoning         | DC                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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