

# \$381,750 - 609, 24 Varsity Estates Circle Nw, Calgary

MLS® #A2220699

## \$381,750

1 Bedroom, 1.00 Bathroom, 718 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Stylish 1-Bedroom Condo in The Groves of Varsity – Prime Location!

Welcome to The Groves of Varsity, a secure, well-managed complex ideally located in the heart of Varsity Estates—just steps from the LRT station, shopping, and a quick commute to the University of Calgary.

This charming 1-bedroom, 1-bathroom unit offers a thoughtfully designed layout and modern finishes. The open concept kitchen and the large island space is fully equipped with stainless steel appliances, quartz countertops, a stylish tile backsplash, and a convenient breakfast bar, perfect for casual dining.

Laminate flooring flows through the open-concept living area spacious bedroom includes 5-piece bathroom that is also accessible from the main living area. Enjoy the convenience of in-suite laundry, located just off the living room.

Residents of The Groves of Varsity enjoy a range of premium amenities, including a fitness center, steam showers, rooftop patio, meeting room, and more.

This unit also includes a titled underground parking stall and a separate storage locker.

With unbeatable access to transit, shops,



restaurants, and recreational spaces, this home is perfect for a professional couple or savvy investor.

Don't miss your chance to own in one of Calgary's most desirable communities"this is a must-see!

Built in 2015

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2220699          |
| Price          | \$381,750         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 718               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                   |
|-------------|-----------------------------------|
| Address     | 609, 24 Varsity Estates Circle Nw |
| Subdivision | Varsity                           |
| City        | Calgary                           |
| County      | Calgary                           |
| Province    | Alberta                           |
| Postal Code | T3A 2X8                           |

**Amenities**

|                |                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Visitor Parking, Roof Deck |
| Parking Spaces | 1                                                                                             |
| Parking        | Titled, Underground                                                                           |

**Interior**

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer       |
| Heating           | Forced Air                                                                        |
| Cooling           | Central Air                                                                       |
| # of Stories      | 9                                                                                 |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Construction      | Brick, Concrete |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 57              |
| Zoning         | DC              |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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