

\$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: SUNDAY NOV 2, 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, owners's lounge, and a large terrace with BBQs"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 Calgary's most sought-after and well-managed communities"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	Parking, Visitor Parking, Bicycle Storage, Elevator(s), Fitness Center, Party Room, Roof Deck, Secured Parking, Storage
Parking Spaces	2
Parking	Side By Side, Titled, Underground

Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Breakfast Bar
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, Barbecue, Courtyard
Construction	Concrete

Additional Information

Date Listed	October 24th, 2025
Days on Market	6
Zoning	DC

Listing Details

Listing Office	KIC Realty
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