

506, 24 Varsity Estates Circle  
Calgary, Alberta

MLS # A2155163



**\$399,900**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	903 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Insulated, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Cork	<b>Sewer:</b>	-
<b>Roof:</b>	Rolled/Hot Mop	<b>Condo Fee:</b>	\$ 656
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, Recreation Facilities, Walk-In Closet(s)		

**Inclusions:** n/a

Open house: Saturday 1-4pm Oct. 5 2024. Redefine yourself with your own lifestyle. This elite looking unit will provide you with a worry-free and convenient lifestyle: no yard maintenance, no snow shoveling, indoor heated parking, private but yet have a tight community. The unit features stylish granite counter top and shining modern appliances. Bright open plan setting in the living room gives you a sophisticated urban vibe. The primary bedroom's spacious walk-in closet leads to the ensuite bathroom to prepare you to start your brand new day every morning. High ceiling overall to enhance this unit's openness & possibility. This condo comes with a plethora of amenities such as: gym & fitness facility, his/er lockers & steam rooms, spectacular view from the roof top terrace and enormous party room. Varsity community is one of the top choices for investors due to its proximity to educational institutions. Location is part of this condo complex's advantages: LRT, groceries stores and restaurants are right at the door step; school and university are nearby. Sustainable value makes this unit a good choice for you or your investment.