

# \$825,000 - 1205, 32 Varsity Estates Circle Nw, Calgary

MLS® #A2235527

**\$825,000**

2 Bedroom, 3.00 Bathroom, 1,543 sqft

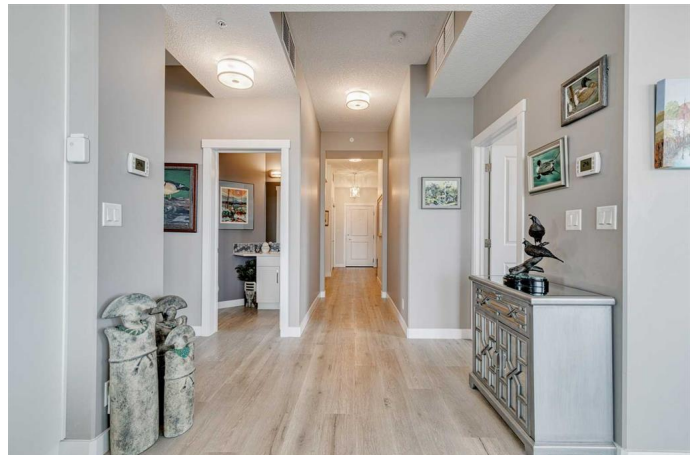
Residential on 0.00 Acres

Varsity, Calgary, Alberta

A rare opportunity to own a top-floor penthouse in the Groves of Varsity—one of Calgary's most distinguished luxury condominium buildings. This custom corner unit combines elevated design, exceptional quality, and unobstructed 270 degree views, views from every room, including the exclusive bonus of a private balcony with gas BBQ hook-up—available only in select corner suites.

With over 10' ceilings and expansive full-height windows, the space feels airy and refined. The thoughtfully designed layout features two bedrooms plus a den with custom built-ins. The primary suite offers generous proportions, a well-appointed ensuite with additional built-in storage, and a quiet separation from the rest of the unit. The second bedroom includes a convenient Murphy bed and its own ensuite, ideal for guests. A separate powder room adds functionality, and the laundry room includes a full-size stacking washer and dryer with added in-suite storage.

Every detail reflects a high standard of finish: custom cabinetry, quartz countertops, upgraded lighting, high-end plumbing fixtures, and wide vinyl plank flooring throughout. Comfort is ensured year-round with dual-zone central A/C. This unit includes two titled parking stalls and a dedicated storage locker. Residents enjoy exclusive access to a full suite of rooftop amenities: a fully equipped fitness centre, steam rooms, an owner's lounge,



and a large terrace with BBQsâ€”perfect for entertaining or relaxing in all seasons. The adjacent professional building offers unmatched convenience with a pharmacy, medical and dental offices, and a coffee shop just steps from your door. Ideally located within walking distance of groceries, restaurants, banks, shopping, and the LRT, this is a rare chance to own a top-floor residence in one of Calgaryâ€™s most desirable, well-managed luxury buildings. Steel and concrete construction offers both peace of mind and a quiet living environment, making this a compelling choice for those who value comfort, quality, and community.

Built in 2016

### Essential Information

MLS® #	A2235527
Price	\$825,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,543
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Penthouse
Status	Active

### Community Information

Address	1205, 32 Varsity Estates Circle Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2Y1

## Amenities

Amenities	Elevator(s), Fitness Center, Roof Deck, Bicycle Storage, Recreation Room
Parking Spaces	2
Parking	Underground
# of Garages	2

## Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings, Electric Range
Heating	Natural Gas, Fan Coil
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
# of Stories	12
Basement	None

## Exterior

Exterior Features	Balcony, Barbecue
Roof	Flat Torch Membrane
Construction	Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	June 28th, 2025
Days on Market	17
Zoning	DC

## Listing Details

Listing Office	Coldwell Banker Mountain Central
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