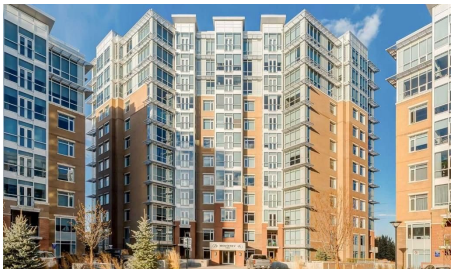
408 32 Varsity Estates Circle NW

Calgary | Active | MLS® A2355244

$409,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2016**	**1,251 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

Welcome to The Groves of Varsity, one of northwest Calgary's premier condominium communities, ideally situated in the heart of the highly desirable neighbourhood of Varsity. Renowned for its mature tree-lined streets, outstanding amenities, excellent schools, nearby parks and pathways, convenient transit access, and close proximity to Market Mall, the University of Calgary, Foothills Medical Centre, and major roadways, Varsity continues to be one of Calgary's most sought-after places to call home. Offering nearly 1,300 square feet of thoughtfully designed living space, this bright and spacious home features an open-concept layout with 9-foot ceilings and expansive windows that flood the interior with natural light throughout the day. Just off the welcoming front entrance, a versatile den/flex area provides the perfect space for a home office, reading nook, or hobby area, adding flexibility to suit your lifestyle. Designed for both comfortable everyday living and effortless entertaining, the generous living and dining areas flow seamlessly into the well-appointed kitchen. The kitchen is beautifully finished with granite countertops, stainless steel appliances, ample cabinetry, and a convenient breakfast bar that offers additional seating and workspace. Rich hardwood flooring extends throughout the principal living areas, while tile flooring complements the kitchen and bathrooms, and plush carpet adds warmth and comfort to both bedrooms. The spacious primary retreat offers exceptional comfort with double closets and a luxurious 5-piece ensuite featuring dual vanities, a deep soaker tub, and a separate glass shower. The second bedroom is generously sized and includes its own walk-in closet, making it ideal for guests, family members, or a dedicated home office. A second full bathroom is conveniently located nearby, while the large in-suite laundry and storage room provides exceptional functionality with plenty of space for household storage, seasonal items, and everyday organization. Additional features include a separately titled underground parking stall and an assigned storage locker, offering secure parking and even more storage. Residents of The Groves of Varsity enjoy an outstanding selection of amenities, including a fully equipped fitness centre, steam room, elegant social room, and a rooftop terrace complete with BBQ facilities and impressive views. With shopping, restaurants, transit, parks, and recreational opportunities just moments away, this exceptional location offers an unmatched combination of convenience and lifestyle. Whether you're looking to downsize without compromise, purchase your first home, or invest in one of Calgary's most established and desirable communities, this beautifully maintained residence delivers the perfect blend of space, comfort, quality, and long-term value. ** Some photos have been virtually staged to illustrate the potential use of the space.**

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355244
Bedrooms	2
Bathrooms	2
Year Built	2016
Property Type:	Residential

Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	1,251 sq. ft.
Main Level Finished Area:	1,251 sq. ft.
Condo Fee:	$956.33
Condo Fee Includes:	Amenities of HOA/Condo, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	North, Northeast
Floor Location:	Other
Entry Level:	4
Stories Total:	12
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2016 (Age: 10)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)

Num Ensuite Baths:	1
Plan:	1611579
Heating:	Fan Coil
New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Roof:	Membrane
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Parkade, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Groves of Varsity
Community:	Varsity
Amenities:	Bicycle Storage, Elevator(s), Fitness Center, Party Room, Roof Deck, Secured Parking, Snow Removal, Trash, Visitor Parking
Appliances:	Bar Fridge, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes

Main Floor	Kitchen · 10'10" × 9'10" ·
Main Floor	Living Room · 16'3" × 12' ·
Main Floor	Dining Room · 10'7" × 8'7" ·
Main Floor	Bedroom - Primary · 11'3" × 11'3" ·
Main Floor	Bedroom · 14' × 11'4" ·
Main Floor	Laundry · 9'11" × 4'7" ·
Main Floor	Den · 10'11" × 5'5" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage
Exterior Features:	Balcony, Courtyard
Patio And Porch Features:	Other
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	DC
Listed Date:	Nov 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/408-32-varsity-estates-circle-nw-calgary-a2355244/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.