604 32 Varsity Estates Circle NW

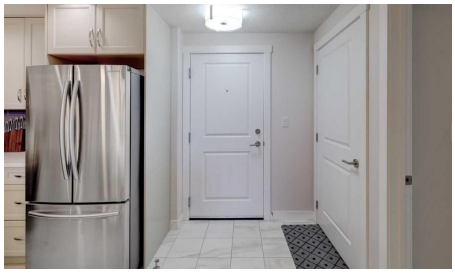
Calgary | Active | MLS® A2342508

$324,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2016**	**734.5 sq. ft.**

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Listed by Real Estate Professionals Inc.

A closer look

Welcome to this beautiful 6th-floor unit, offering a bright, open layout that blends comfort and style. A spacious foyer leads to a classic kitchen with a subway tile backsplash, quartz countertops, stainless steel appliances, ample workspace, and a convenient breakfast bar. The dining area is well suited for hosting guests or enjoying quiet meals at home, while large windows bring in plenty of natural light. Relax in the living room and take in the view. The spacious primary bedroom includes double closets and an ensuite bath, and the year-round sunroom offers flexible space for a den, yoga area, reading nook, or other lifestyle needs. Tilted underground parking and assigned storage complete this wonderful home. The building features excellent amenities, including a rooftop patio, owners' lounge, and large fitness room. The location is close to Dalhousie LRT Station, Market Mall, the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, Silver Springs Golf Course, shops, restaurants, downtown, and the mountains.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2342508
Bedrooms	1
Bathrooms	1
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:	734.5 sq. ft.
Condo Fee:	$580.63
Condo Fee Includes:	Amenities of HOA/Condo, Heat, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water

Front Exposure:	East
Unit Exposure:	East
Floor Location:	Other
Entry Level:	6
Stories Total:	12
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2016 (Age: 10)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	1
Plan:	1611579
Heating:	Fan Coil
New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	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:	Elevator(s), Fitness Center, Party Room, Roof Deck, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	none
Restrictions:	Condo/Strata Approval
Pets Allowed:	Restrictions
Main Floor	Living Room · 12'7" × 12' ·
Main Floor	Dining Room · 12'7" × 7'3" ·
Main Floor	Kitchen · 8'3" × 8' ·
Main Floor	Foyer · 12'7" × 5'6" ·
Main Floor	Bedroom - Primary · 16'11" × 12'1" ·
Main Floor	Sunroom/Solarium · 12'1" × 7'9" ·
Title to Land:	Fee Simple
Community Features:	None
Interior Features:	Open Floorplan
Exterior Features:	Other
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NW

Zoning:	DC
Listed Date:	Sep 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/604-32-varsity-estates-circle-nw-calgary-a2342508/

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