

# \$799,900 - 1205, 32 Varsity Estates Circle Nw, Calgary

MLS® #A2235527

**\$799,900**

2 Bedroom, 3.00 Bathroom, 1,543 sqft

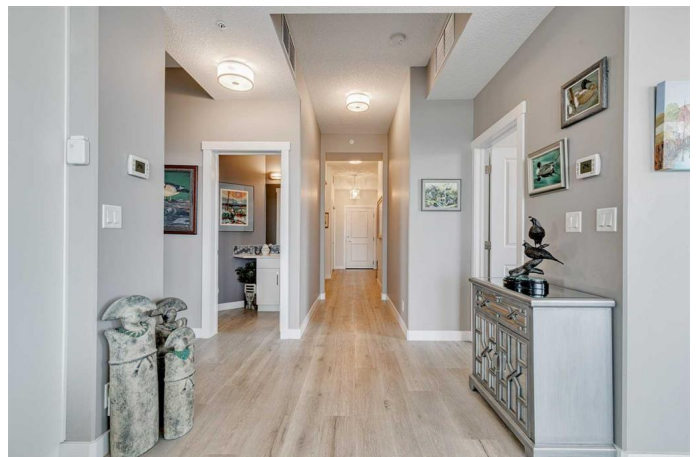
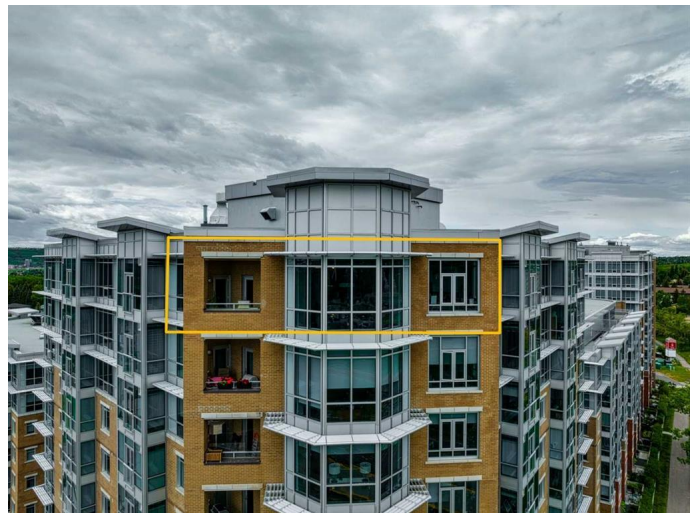
Residential on 0.00 Acres

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          | \$799,900   |
| 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      | Bicycle Storage, Elevator(s), Fitness Center, Recreation Room, Roof Deck |
| 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, Electric Range, Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings |
| 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 | 36              |
| Zoning         | DC              |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.