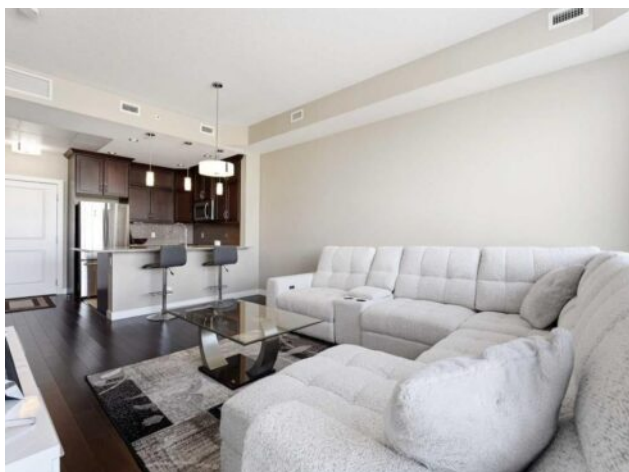


**705, 24 Varsity Estates Circle NW
Calgary, Alberta**

MLS # A2296948



\$379,900

Division:	Varsity		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	701 sq.ft.	Age:	2015 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Covered, Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil
Floors:	Ceramic Tile, Cork, Hardwood
Roof:	Flat Torch Membrane
Basement:	-
Exterior:	Brick, Concrete, Metal Siding
Foundation:	-
Features:	High Ceilings, Open Floorplan, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 563
LLD:	-
Zoning:	DC
Utilities:	-

Inclusions: N/A

Perched on an upper floor in the highly sought-after community of Varsity Estates, this modern 1 bedroom plus den condo offers an open-concept layout in a CONCRETE BUILDING, providing excellent soundproofing and long-term durability. The space is enhanced by impressive 10-FOOT CEILINGS and FLOOR-TO-CEILING WINDOWS, allowing natural light to fill the home throughout the day. The spacious kitchen is designed for both everyday living and entertaining, featuring QUARTZ COUNTERTOPS, FULL-HEIGHT CABINETRY, STAINLESS STEEL APPLIANCES, and a generous breakfast bar that flows seamlessly into the living and dining areas. A versatile den with a pocket door provides the perfect HOME OFFICE or flex space for today's lifestyle. The primary bedroom includes a walk-through closet with custom organizers and access to a spa-inspired bathroom complete with an OVERSIZED GLASS SHOWER and built-in bench. Comfort is elevated with CENTRAL AIR CONDITIONING, IN-SUITE LAUNDRY, TITLED UNDERGROUND PARKING, and an ASSIGNED STORAGE LOCKER. Residents also enjoy access to exceptional rooftop amenities, including a ROOFTOP FITNESS CENTER, STEAM ROOMS, OWNER'S LOUNGE, and an outdoor terrace with BBQs and mountain views. The location is incredibly convenient — just steps to cafes, restaurants, shops, and everyday amenities, with DALHOUSIE LRT, UNIVERSITY OF CALGARY, and MARKET MALL nearby. An excellent opportunity for first-time buyers, professionals, investors, or those looking to downsize without compromise while owning in a well-built concrete building in one of Calgary's most desirable communities.