

**701, 16 Varsity Estates Circle NW**  
**Calgary, Alberta**

**MLS # A2289820**



**\$475,000**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Other	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 771
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home		

**Inclusions:** -

Location. Lifestyle. Value &mdash; An Exceptional Opportunity You Don&rsquo;t Want to Miss! Welcome to this stunning 7th-floor residence offering the perfect blend of luxury, convenience, and unbeatable value &mdash; priced well below city assessment for a quick sale. This rare 2-bedroom, 2-bathroom unit is ideally suited for professionals, students, or savvy investors looking for a prime inner-city property. Step inside to discover a bright and spacious open-concept layout, thoughtfully designed with high-end finishes throughout. The modern kitchen features elegant granite countertops, premium stainless steel appliances, and ample cabinetry, flowing seamlessly into the living and dining areas highlighted by beautiful engineered hardwood flooring. Enjoy your morning coffee or unwind after a long day on the sunny south-facing balcony, offering plenty of natural light and elevated city views. Additional features include underground heated parking, assigned storage, and a well-maintained building that enhances both comfort and convenience. Located in one of the city&rsquo;s most sought-after areas, you are just minutes from the LRT station, SAIT, University of Calgary, and Foothills Hospital. With quick access to shopping, dining, transit, and all major amenities, this location truly has it all. Whether you&rsquo;re looking for a place to call home or a high-demand investment property, this unit delivers on every level. Opportunities like this don&rsquo;t come often &mdash; book your private showing today before it&rsquo;s gone!