

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

**MLS # A2317809**



**\$459,900**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,059 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Rolled/Hot Mop	<b>Condo Fee:</b>	\$ 771
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island		

**Inclusions:** N/A

Welcome to maintenance-free luxury in this stunning 7th-floor condo at the Groves of Varsity! Boasting rich engineered hardwood, sleek modern finishes, and an abundance of natural light, this vacant, quick-possession 2-bedroom, 2-bathroom unit is completely turn-key and ready for you to move right in. You will find expansive open-concept living and dining area that flows into a sunroom/office alcove featuring a chic Juliet balcony. The kitchen has rich maple cabinetry, premium granite countertops, tile flooring and stainless steel appliances. The primary bedroom features floor to ceiling windows, a massive walk-in closet and a spa-like ensuite with soaker tub, stand up shower and granite double vanities. The second bedroom also has large windows and is right next to the second full bath which features an oversized walk-in shower. Premium extras include central air, custom window blinds and upgraded Kohler toilets. This fantastic unit comes with titled underground parking and a separate secure storage locker. Amazing amenities include an owner's lounge with a rooftop patio, and a super sized gym. Minutes to the C-Train, Market Mall and University of Calgary, this truly is the ideal spot for your next chapter. Call your REALTOR®; to book a private showing today!