

# \$525,000 - 302, 16 Varsity Estates Circle Nw, Calgary

MLS® #A2186031

**\$525,000**

2 Bedroom, 2.00 Bathroom, 1,256 sqft  
Residential on 0.00 Acres

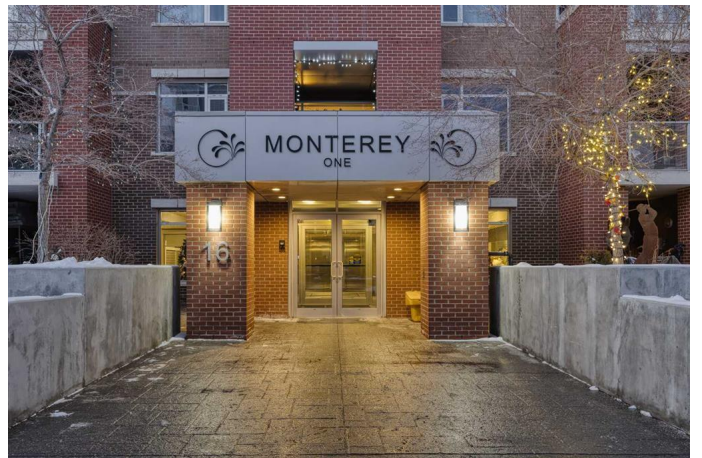
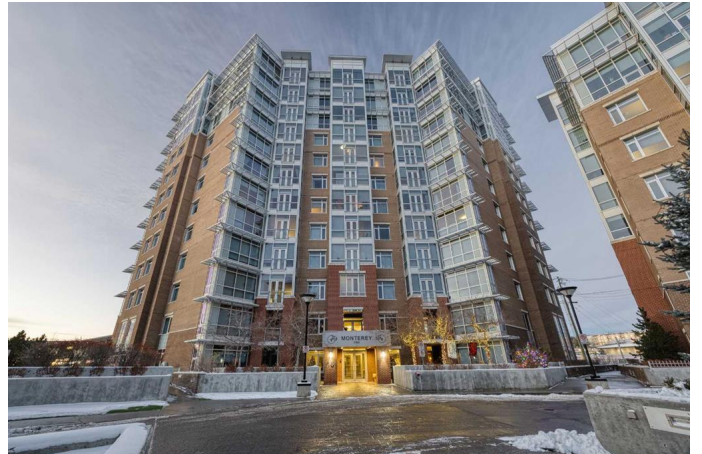
Varsity, Calgary, Alberta

Step into luxury living at The Groves of Varsity, where comfort meets convenience! Offered by the original owner and hitting the market for the very first time, this stunning 2-bedroom, 2-bathroom condo is a rare opportunity to own in one of the city's most desirable communities.

The home features a bright and functional design, perfect for professionals, small families, or anyone seeking a maintenance-free lifestyle. The large open-concept Living and Dining area provides ample space for entertaining, while a sunlit nook, designed as a cozy sunroom, serves as the perfect Den, home office, or reading retreat.

The modern Kitchen is a chef's dream, boasting ample cabinetry, quartz countertops, and stainless steel appliances. The spacious primary bedroom is a true retreat, complete with walk-through closets and a spa-like ensuite featuring a soaker tub, walk-in shower, double vanity, and quartz countertops. A generously sized second bedroom with a walk-in closet offers conveniently located next to a full 3-piece bathroom with quartz countertops.

Additional highlights include an in-suite laundry room with plenty of storage space, a separate room that is wired for computer that is perfect as a Den or currently used as a storage room. The unit is individually controlled heating and air conditioning, also includes a Titled



underground parking stall, and a storage locker for ultimate convenience. Residents enjoy exclusive access to world-class amenities, including a rooftop terrace with BBQs and breathtaking views, a fully equipped fitness center, steam rooms, and a private lounge for gatherings.

Perfectly situated just steps from the Dalhousie LRT, this location offers unbeatable access to parks, shopping centers, restaurants, and key destinations like the University of Calgary, Market Mall, and Foothills hospitals. Whether you're looking for a quiet retreat or a vibrant community lifestyle, this condo truly has it all. Don't miss this rare chance to own a first-time-on-the-market gem! Schedule your viewing today and make this extraordinary home yours.

Built in 2014

### **Essential Information**

MLS® #	A2186031
Price	\$525,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,256
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### **Community Information**

Address	302, 16 Varsity Estates Circle Nw
Subdivision	Varsity
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3A 2C5

### **Amenities**

Amenities	Fitness Center, Party Room, Visitor Parking, Roof Deck
Parking Spaces	1
Parking	Stall, Underground

### **Interior**

Interior Features	Double Vanity, High Ceilings, Quartz Counters, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
# of Stories	12

### **Exterior**

Exterior Features	None
Construction	Brick, Concrete

### **Additional Information**

Date Listed	January 9th, 2025
Days on Market	84
Zoning	DC

### **Listing Details**

Listing Office	Jessica Chan Real Estate & Management Inc.
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