

# \$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

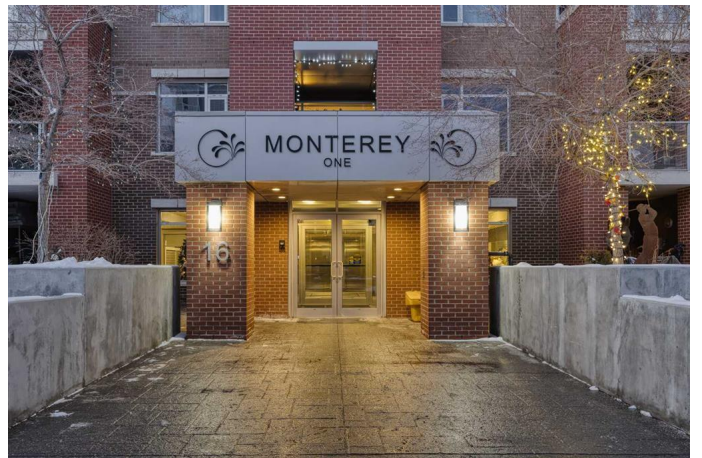
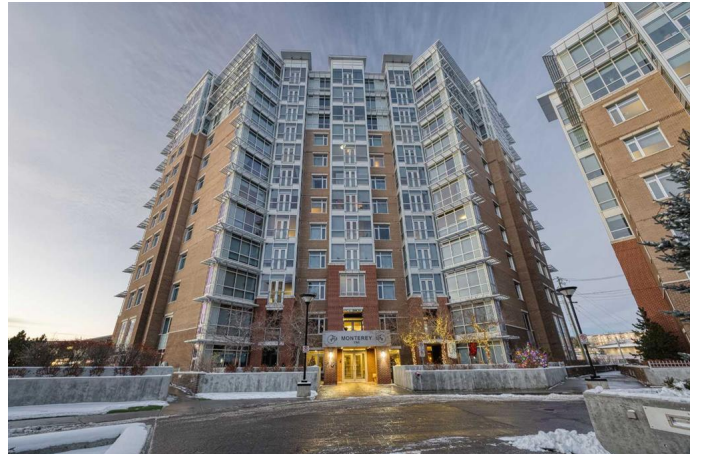
Varsity, Calgary, Alberta

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 | 85                |
| Zoning         | DC                |

### **Listing Details**

|                |  |
|----------------|--|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
|----------------|--|

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