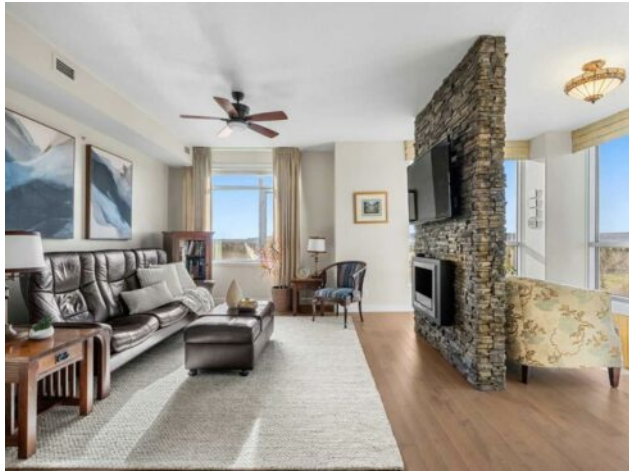


**808, 16 Varsity Estates Circle NW  
Calgary, Alberta**

**MLS # A2270559**



**\$529,900**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,266 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Enclosed, Garage Door Opener, Heated Garage, Parkade, Secured, Titled, U		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 927
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

OPEN HOUSE THIS SUNDAY NOVEMBER 16 from 2 PM to 3:30 PM!! Experience elevated living at The Groves of Varsity&mdash;ideally located steps from the LRT, Market Mall, the University, hospitals, and the Silver Springs Golf & Country Club. This spacious 1,266 sq ft corner unit faces south and west offering UNOBSTRUCTED MOUNTAIN VIEWS , 9' CEILINGS, hardwood flooring, A/C, and a striking STONE FEATURE WALL with a Bioflame fireplace. A bright sunroom adds the perfect spot to work or unwind, framed by FLOOR-TO-CEILING WINDOWS that capture incredible sunsets, with REMOTE CONTROLLED HUNTER DOUGLAS BLINDS for easy light control and privacy. The kitchen features QUARTZ COUNTERS, STAINLESS appliances&mdash;including a NEW DISHWASHER (June 2025)&mdash;and ample cabinetry. Both bedrooms are generously sized, each with its own walk-in closet, with the primary suite also offering a walk-through to a private ensuite with dual sinks and a FREESTANDING SOAKER TUB. You&rsquo;ll appreciate the large IN-SUITE STORAGE ROOM and SEPARATE LAUNDRY AREA for everyday convenience. Enjoy resort-style amenities: a full FITNESS CENTRE, SAUNA, SOCIAL LOUNGE, landscaped courtyards, and rooftop terraces. Complete with titled underground parking and an assigned STORAGE LOCKER. Professionally managed with proactive long-term planning and recent improvements including common area refreshes, parkade upgrades, and enhanced security systems. A truly easy, lock-and-leave lifestyle in prestigious Varsity Estates.