

**402, 16 Varsity Estates Circle NW**  
**Calgary, Alberta**

**MLS # A2291340**



**\$489,900**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,275 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<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>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** TV Mounting Bracket

Welcome to The Groves of Varsity, a highly sought-after condominium complex in the heart of Varsity - one of Calgary's most desirable and established northwest communities. Known for its tree-lined streets, proximity to parks and pathways, excellent schools, shopping, transit access, and close connection to major routes, Varsity offers a lifestyle that balances urban convenience with residential charm. This spacious corner unit offers almost 1,300 sqft of bright, open living space enhanced by 9-foot ceilings and an abundance of large windows that fill the home with natural light throughout the day. The thoughtful layout provides exceptional flow between the kitchen, dining, and living areas - ideal for both everyday living and entertaining. The well-appointed kitchen features stainless steel appliances, including a new microwave/hoodfan combination and new dishwasher, quartz counters, ample cabinetry, and functional workspace. Durable laminate flooring runs through the main living areas, complemented by tile flooring in the entry, kitchen, and bathrooms, and comfortable carpet in both bedrooms. The unit includes two generously sized bedrooms and two full bathrooms, offering flexibility for guests, roommates, or a dedicated home office. In-suite washer and dryer add daily convenience. Additional value features include a separately titled underground parking stall and a separate assigned storage locker, providing secure parking and extra space for seasonal items. Residents of The Groves of Varsity enjoy access to premium building amenities including a fully equipped fitness center, steam room, fully equipped social room, and a rooftop terrace with BBQ area offering impressive views. With nearby shopping, dining, transit, U of C, and green space just steps away, this location supports both an active and connected lifestyle. Whether you are downsizing,

investing, or seeking a low-maintenance home in a mature, high-demand community, this bright corner unit offers space, comfort, and long-term value in one of northwest Calgary's premier condominium developments.