

**810, 16 Varsity Estates Circle NW  
Calgary, Alberta**

**MLS # A2319972**



**\$454,900**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,016 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<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>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 761
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Experience fabulous views and wonderful natural light with this 8th floor beautifully finished 2-bedroom, 2-bathroom condo with an enhanced custom floor plan. This quiet, south-facing condo welcomes you with expansive windows and double patio doors that open wide in the summer months to let in a refreshing breeze. The high-end kitchen includes upgraded stainless-steel appliances, granite countertops, a custom tile backsplash and rich maple cabinetry. The generous living and dining area with gorgeous hardwood floors, easily accommodates a full-size dining table and offers ample room to relax and entertain with family and friends. The spacious primary bedroom includes additional south-facing windows, a double walk-through closet, and a large 5-piece ensuite with double vanity, soaker tub, and custom stand-up shower. The second bedroom is well-sized and ideal as a guest suite or home office for those needing a dedicated workspace. The adjacent 2-piece bathroom has rough-in plumbing behind the storage cabinets to convert to a full bathroom if required. This home features enhanced closet shelving throughout, central air conditioning and heating for year-round comfort, as well as a large laundry room with a full-size washer and dryer and storage space. Additional perks include steel & concrete construction, a secured storage locker and the best titled parking space in the community that is wheelchair accessible. Enjoy peace of mind in a well managed condo corporation with outstanding amenities. Owners appreciate free access to a very well-equipped fitness centre with massive windows and incredible views in all directions, an owner's lounge, rooftop terrace with communal BBQs, and a steam room in the private men's and women's locker rooms. A thoughtfully appointed front lobby greets your guests along with

plenty of guest parking. Perfectly located close to all amenities including public transit, Dalhousie C-Train Station, grocery stores, restaurants, Nose Hill Park, Foothills and Children's Hospitals, University of Calgary, top-rated schools, Silver Springs Golf Course, Market Mall, Parks and much more. Schedule your private showing today!