

**206, 16 Varsity Estates Circle NW
Calgary, Alberta**

MLS # A2322268



\$324,900

Division:	Varsity		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	631 sq.ft.	Age:	2014 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, See Remarks, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 496
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: TV Wallmount in Living Room

IMMEDIATE POSSESSION | RARE UNIT WITH COVERED BALCONY | IDEAL LAYOUT | CENTRAL A/C | Are you ready to live in a fabulous location in the desirable community of Varsity Estates? Built with high-quality steel and concrete construction, this like-new, spacious suite offers exceptional comfort, quality, and value in one of Northwest Calgary's premiere condominium communities. The fabulous floor plan begins with a welcoming foyer and a spacious front-entry closet with mirrored bifold doors. The designer kitchen is beautifully appointed with rich maple cabinetry, upgraded stainless steel appliances, pendant lighting, an eye-catching tile backsplash, and gorgeous 1¼-inch granite countertops that extend to create a functional breakfast bar. Seamlessly connected to the bright dining and living areas, the open-concept layout is enhanced by high knockdown Spantex ceilings, and beautiful hardwood floors that provide a warm, welcoming space for everyday living and entertaining. From the living room, step outside a patio door to your covered balcony complete with BBQ gas line. Enjoy the convenience of in-suite laundry with full size stacking washer & dryer and a nice storage area that functions perfectly as a pantry. The spacious primary bedroom offers a peaceful retreat with plenty of privacy and ample room for king-sized bedroom furniture. A double-sided walk-through closet is thoughtfully designed with hanging and shelving organizers, as well as built-in drawers, maximizing both storage and functionality. The ensuite/main bath includes multiple storage cabinets and a custom floor to ceiling tiled shower. Titled underground parking (with one of the best stalls in the community) & separate assigned storage locker are also included. Building amenities are outstanding—owners enjoy access to a fitness centre with massive windows and

incredible views in all directions, a party room, rooftop terrace with mountain and downtown views, bike storage, and a steam room in the private men's and women's locker rooms, as well as a thoughtfully appointed lobby to greet your guests who will appreciate the free guest parking. Perfectly located close to all amenities including 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. Perfect opportunity for empty nesters, first time buyers, investors, or professionals. With one of the lowest condo fees and best prices at The Groves of Varsity, this home and location have it all!