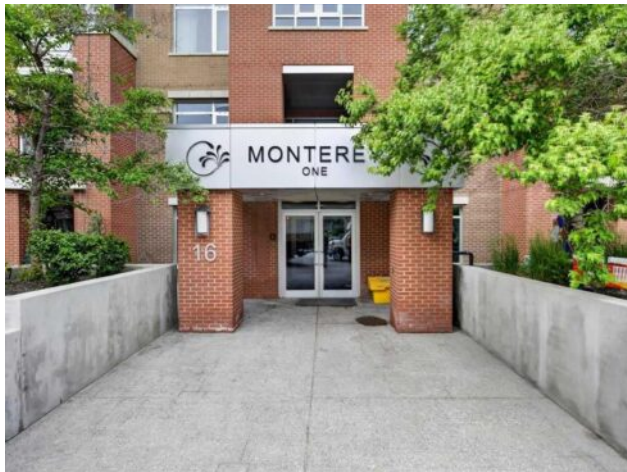


## 107, 16 Varsity Estates Circle NW Calgary, Alberta

**MLS # A2324332**



# \$320,000

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Varsity                             |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)  |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit         |               |                   |
| <b>Size:</b>     | 688 sq.ft.                          | <b>Age:</b>   | 2011 (15 yrs old) |
| <b>Beds:</b>     | 1                                   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parkade, Stall, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                   |               |                   |
| <b>Lot Feat:</b> | -                                   |               |                   |

|                    |                                                                                  |                   |        |
|--------------------|----------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Fan Coil                                                                         | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile                                                             | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                | <b>Condo Fee:</b> | \$ 530 |
| <b>Basement:</b>   | -                                                                                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete                                                                  | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                                                                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Separate Entrance |                   |        |

**Inclusions:** None

Welcome to this spacious one-bedroom, one-bathroom condo in the upscale Groves of Varsity, ideally located near the University of Calgary, shopping, dining, public transit, and everyday amenities. This well-appointed lower-floor unit offers a rare private outdoor patio, two convenient exterior access points with fitted screens, and an open-concept layout designed for comfortable city living. A generous entry leads into the spacious kitchen, complete with granite countertops, a raised breakfast bar, stainless steel appliances, ample cabinetry, and brand-new refrigerator, dishwasher, and microwave. The combined living and dining area is filled with natural light from a large west-facing window and opens directly onto the private patio. This outdoor space can also serve as a separate entrance, allowing you to come and go without using the building's interior hallways. The generous primary bedroom features a large walk-in closet and its own exterior entrance to the patio, creating an inviting indoor and outdoor connection. The five-piece bathroom includes a double vanity. Additional highlights include nine-foot ceilings, central air conditioning, a brand-new thermostat for enhanced comfort in every season, in-suite laundry, in-suite storage, titled underground parking, an additional assigned storage locker, and designated bicycle parking and storage. Residents of the Groves of Varsity enjoy access to an impressive collection of amenities, including a fully equipped fitness centre with shower and steam room facilities, a conference room, secure underground parking, and a large rooftop terrace with multiple barbecue stations. With its prime Varsity location, private patio access, extensive amenities, and proximity to the University of Calgary and public transportation, this property is an excellent option for a principal residence or a well-positioned rental investment.