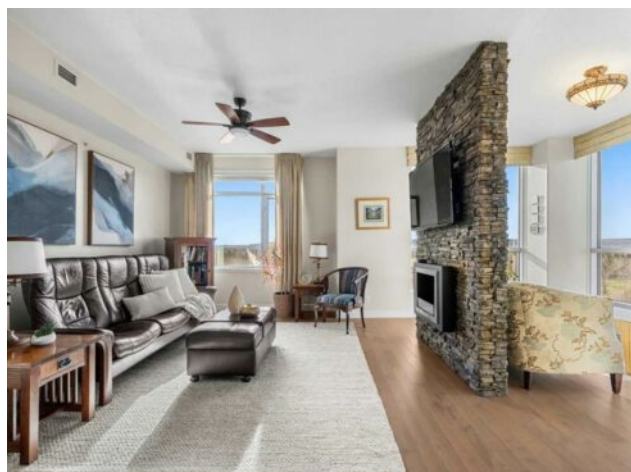


808, 16 Varsity Estates Circle NW
Calgary, Alberta
MLS # A2270559

\$529,900

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

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

OPEN HOUSE THIS SUNDAY NOVEMBER 16 from 2 PM to 3:30 PM!! Experience elevated living at The Groves of Varsity—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—including a NEW DISHWASHER (June 2025)—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’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.