

\$319,900 - 107, 16 Varsity Estates Circle Nw, Calgary

MLS® #A2120539

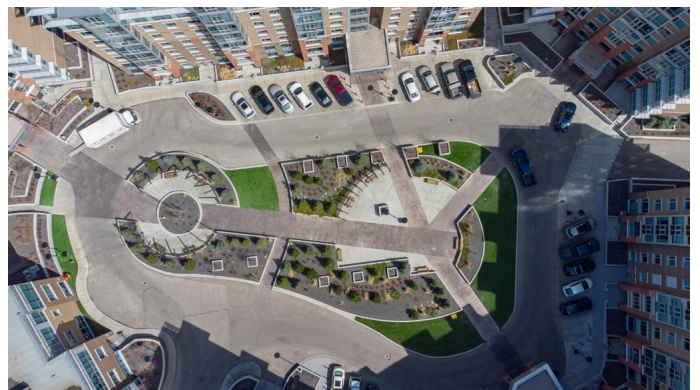
\$319,900

1 Bedroom, 1.00 Bathroom, 678 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Spacious one-bedroom/one bathroom unit located in the upscale Groves of Varsity, close to the University of Calgary and convenient to shops and transportation. Secure underground parking, an excellent fitness centre with shower and steam room facilities, a conference room, and a large rooftop terrace with numerous BBQs are some of the many amenities offered by this lavish complex. This lower floor unit includes prized outdoor patio space, which many in the building do not have, it's been freshly cleaned and the furniture can be included if desired. The open plan flows seamlessly from the large entry into the spacious kitchen offering granite countertops with a raised breakfast bar, stainless steel appliances and ample cabinet space. The living/dining combination is highlighted by a large west facing window and access to your private outdoor patio area, which can also be used as a private entrance without having to walk through the interior common hallways of the building. The generous primary bedroom provides a large walk-in closet adjacent to the 5 pc main bathroom with a double vanity and a glass enclosed tub/shower combo. Creating an indoor/outdoor atmosphere, the bedroom has its own exterior entrance, giving you another option to access your patio. Nine-foot ceilings, central A/C, in-suite laundry, and in-suite storage space combined with titled underground parking, additional assigned storage space, and designated parking/storage for your bicycles, this property



offers everything you need and is a prime investment as a principal residence and also offers amazing rental potential based on location.

Built in 2015

Essential Information

MLS® #	A2120539
Price	\$319,900
Sold Price	\$325,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	678
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	107, 16 Varsity Estates Circle Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2C5

Amenities

Amenities	Elevator(s), Fitness Center, Parking, Party Room, Roof Deck, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Secured, Titled, Underground

Interior

Interior Features	Breakfast Bar, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan
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Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Fan Coil
Cooling	Central Air
# of Stories	12

Exterior

Exterior Features	Other
Roof	Membrane
Construction	Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	April 6th, 2024
Date Sold	April 30th, 2024
Days on Market	24
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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