

\$425,000 - 907, 16 Varsity Estates Circle Nw, Calgary

MLS® #A2128415

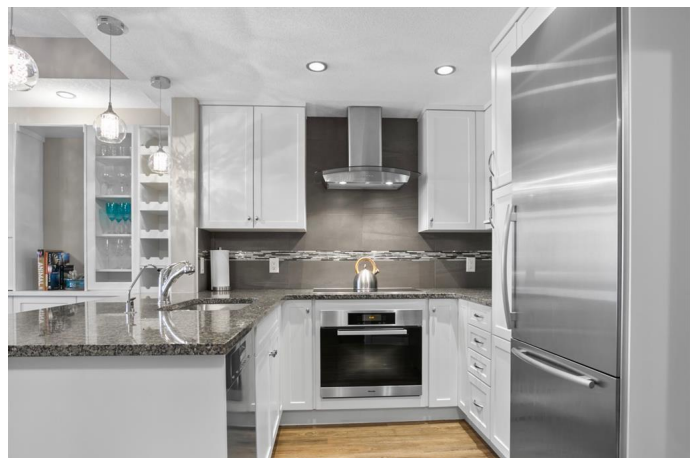
\$425,000

1 Bedroom, 2.00 Bathroom, 800 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Introducing a one-of-a-kind opportunity to own a SW-facing custom-built 1-bedroom, 1.5-bathroom suite on the 9th floor of The Groves of Varsity. This exceptional residence boasts endless upgrades, including upgraded light fixtures, high-end luxury vinyl cork flooring, an additional half bathroom, Miele appliances, floor-to-ceiling windows, custom built-ins, granite countertops throughout, and a stunning solarium sunroom. Upon entry, you are greeted by a spacious foyer boasting an entryway closet along with an ample storage room, which could easily be utilized as an office. Chefs will love the custom kitchen with high-end Miele appliances, granite countertops, and plenty of prep room. The additional half bath and laundry room are conveniently located here as well. Custom-built-in cabinetry in both the living room and the primary bedroom makes storage a breeze. The primary bedroom features its own sunroom, as well as Juliette balcony doors. With a recessed partition wall, you are able to separate the bedroom from the sunroom, making it an ideal space to work. Floor-to-ceiling windows allow for exceptional views of both the city Rocky Mountains, and the sunsets are spectacular! Head through your custom closets and to the beautiful bathroom featuring a spacious walk-in shower. In addition, this suite offers a titled underground parking spot and a storage locker. Residents of The Groves of Varsity also enjoy access to an array of amenities,



including a state-of-the-art gym and steam rooms. Owners also have access to an elegant owner's suite adjacent to an outdoor rooftop patio with BBQ facilities, perfect for hosting meetings or social gatherings. Located in the heart of Calgary's esteemed Varsity community, living here offers excellent walkability with easy access to the C-Train and Dalhousie Station. The Groves of Varsity is conveniently located by the University of Calgary with Market Mall, Dalhousie Station Shopping Centre, and Northland Village Mall just around the corner, ensuring that all your retail needs are met! Plus, with the LRT just steps away, commuting has never been more convenient. The only question left to ask yourself is, why aren't you living here yet?!

Built in 2015

Essential Information

MLS® #	A2128415
Price	\$425,000
Sold Price	\$417,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	800
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	907, 16 Varsity Estates Circle Nw
Subdivision	Varsity
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3A 2C5

Amenities

Amenities	Fitness Center, Party Room, Roof Deck, Visitor Parking
Parking Spaces	1
Parking	Stall, Titled, Underground

Interior

Interior Features	Built-in Features, Granite Counters, No Animal Home
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Fan Coil
Cooling	Central Air
# of Stories	12

Exterior

Exterior Features	Other
Roof	Membrane
Construction	Brick, Concrete

Additional Information

Date Listed	May 2nd, 2024
Date Sold	June 10th, 2024
Days on Market	39
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	KIC Realty
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