



THE
A-TEAM

**RE/MAX
FIRST**

16 VARSITY ESTATES Circle #601, Calgary T3A 2C5

MLS®#: **A2170868**

Area: **Varsity**

Listing Date: **10/10/24**

List Price: **\$488,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 13-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2014**

Finished Floor Area

Abv Sqft: **1,038**

Low Sqft:

Ttl Sqft: **1,038**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

54

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof: **Rolled/Hot Mop**

Heating: **Fan Coil**

Sewer:

Ext Feat: **Other**

Construction:

Concrete

Flooring:

Carpet, Ceramic Tile, Hardwood

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer

Int Feat:

Breakfast Bar, Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	27` 4" x 8` 1"
Dining Room	Main	10` 5" x 8` 3"
Laundry	Main	7` 6" x 4` 11"
Bedroom	Main	9` 6" x 9` 4"
Walk-In Closet	Main	5` 9" x 4` 5"

Room	Level	Dimensions
Entrance	Main	5` 1" x 4` 0"
Kitchen	Main	13` 6" x 9` 9"
3pc Bathroom	Main	8` 2" x 4` 10"
Bedroom - Primary	Main	12` 2" x 11` 3"
5pc Ensuite bath	Main	10` 9" x 7` 11"

Legal/Tax/Financial

Condo Fee:
\$771

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1413211**

Remarks

Pub Rmks: **Welcome to this exceptional apartment with two titled underground parking, nestled in the highly sought-after Varsity Estates. Featuring an expansive open-concept layout, this south-facing unit offers over 1,038 square feet of generous living space. The spacious living room is highlighted by large windows that flood the space with natural light. The open kitchen is well-appointed with stainless steel appliances, modern cabinetry, and a convenient breakfast counter. The sizable master bedroom boasts captivating mountain views, a walk-through closet, and a luxurious 5-piece ensuite with double sinks. A second bedroom, a 3-piece bath, and a dedicated laundry room add to the unit's functionality. For added convenience, this apartment comes with access to top-notch amenities including a fitness center, steam rooms, a resident's bistro, and a meeting room. This unit is ideally situated in a prime location, just steps from parks, shopping, and the LRT, and only minutes from Market Mall, the University, schools, hospitals, restaurants, and the Silver Springs Golf Course. Book your private showing today!**

Inclusions: **None**
Property Listed By: **Grand Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







