



THE
A-TEAM

**RE/MAX
FIRST**

16 VARSITY ESTATES Circle #302, Calgary T3A 2C5

MLS® #: **A2186031**

Area: **Varsity**

Listing Date: **01/09/25**

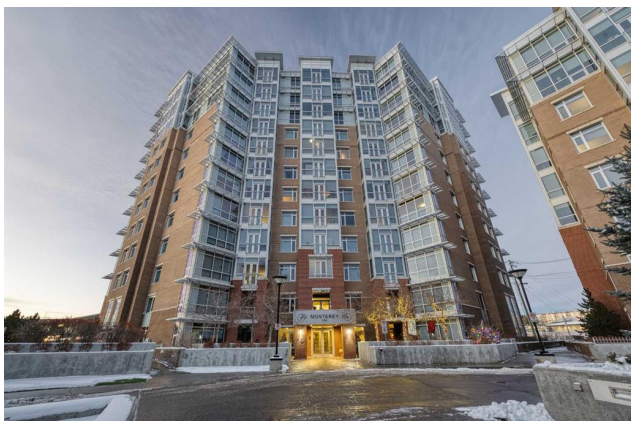
List Price: **\$549,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,256**
Low Sqft:
Ttl Sqft: **1,256**

DOM

1
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall,Underground**

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Brick,Concrete**
Flooring: **Cork,Hardwood,See Remarks**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Double Vanity,High Ceilings,Quartz Counters,Soaking Tub**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`3" x 12`6"	Den	Main	14`3" x 8`2"
Dining Room	Main	10`5" x 6`8"	Kitchen	Main	9`10" x 8`1"
Den	Main	9`6" x 6`9"	Bedroom - Primary	Main	11`5" x 11`0"
Bedroom	Main	12`2" x 11`4"	5pc Ensuite bath	Main	0`0" x 0`0"
3pc Bathroom	Main	0`0" x 0`0"	Laundry	Main	8`2" x 4`6"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$900

Fee Simple
Fee Freq:
Monthly

DC

Legal Desc: 1413211

Remarks

Pub Rmks: **Step into luxury living at The Groves of Varsity, where comfort meets convenience! Offered by the original owner and hitting the market for the very first time, this stunning 2-bedroom, 2-bathroom condo is a rare opportunity to own in one of the city's most desirable communities. The home features a bright and functional design, perfect for professionals, small families, or anyone seeking a maintenance-free lifestyle. The large open-concept Living and Dining area provides ample space for entertaining, while a sunlit nook, designed as a cozy sunroom, serves as the perfect Den, home office, or reading retreat. The modern Kitchen is a chef's dream, boasting ample cabinetry, quartz countertops, and stainless steel appliances. The spacious primary bedroom is a true retreat, complete with walk-through closets and a spa-like ensuite featuring a soaker tub, walk-in shower, double vanity, and quartz countertops. A generously sized second bedroom with a walk-in closet offers conveniently located next to a full 3-piece bathroom with quartz countertops. Additional highlights include an in-suite laundry room with plenty of storage space, a separate room that is wired for computer that is perfect as a Den or currently used as a storage room. The unit is individually controlled heating and air conditioning, also includes a Titled underground parking stall, and a storage locker for ultimate convenience. Residents enjoy exclusive access to world-class amenities, including a rooftop terrace with BBQs and breathtaking views, a fully equipped fitness center, steam rooms, and a private lounge for gatherings. Perfectly situated just steps from the Dalhousie LRT, this location offers unbeatable access to parks, shopping centers, restaurants, and key destinations like the University of Calgary, Market Mall, and Foothills hospitals. Whether you're looking for a quiet retreat or a vibrant community lifestyle, this condo truly has it all. Don't miss this rare chance to own a first-time-on-the-market gem! Schedule your viewing today and make this extraordinary home yours.**

Inclusions: N/A
Property Listed By: Jessica Chan Real Estate & Management Inc.

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











