



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**16 VARSITY ESTATES Circle #601, Calgary T3A 2C5**

MLS® #: **A2200365**

Area: **Varsity**

Listing Date: **03/07/25**

List Price: **\$479,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment  
Calgary  
2014**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,038**  
Low Sqft:  
Ttl Sqft: **1,038**

DOM

**7**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment-Single  
Level Unit**

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**







