

# \$425,000 - 1007, 16 Varsity Estates Circle Nw, Calgary

MLS® #A2232684

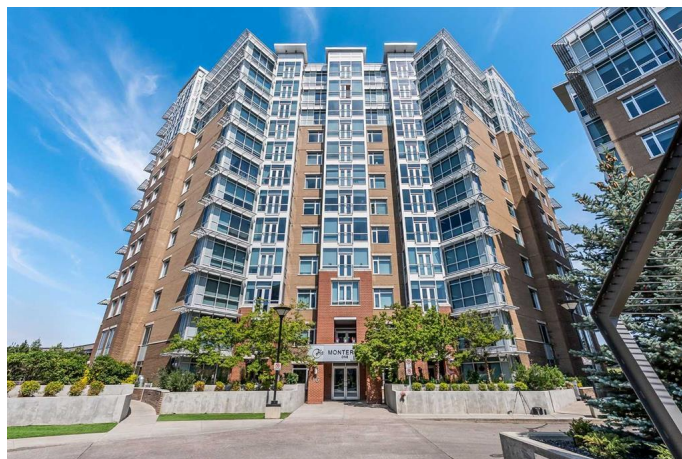
**\$425,000**

1 Bedroom, 2.00 Bathroom, 754 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Introducing a one-of-a-kind opportunity to own a custom-built, 1 bedroom, 1.5 bathroom suite in the Groves of Varsityâ€™s thoughtfully designed with elevated finishes and a rare layout that offers both beauty and function. As you enter, youâ€™re welcomed by custom built-in shelving and a walk-in pantry with a built-in freezerâ€™s perfect for those who love to stay organized. The gourmet kitchen features stainless steel countertops, granite surfaces, a round BLANCO sink with attachments, Miele appliances including induction cooktop, a Gaggenau oven, and plenty of cabinetry for streamlined storage. From there, you move into the spacious living room with a cozy fireplace and wall-to-wall built-in shelving, ideal for both entertaining and relaxing. Frosted sliding glass doors lead to a bright flex space with floor-to-ceiling windows and sweeping west-facing mountain viewsâ€™s perfectly suited as a dining room, home office, or den. The primary bedroom offers generous built-in storage, another fireplace, and direct access to a spa-inspired ensuite complete with a glass-enclosed steam shower, modern fixtures, and heated tile floors. A well-appointed half-bath, additional storage, and in-suite laundry with high-end appliances complete the unit. As the new owner, you will have access to the Groves of Varsityâ€™s premium amenities: a rooftop terrace with BBQ facilities and panoramic views, a state-of-the-art fitness centre, steam rooms, and an elegant ownerâ€™s loungeâ€™s ideal for



hosting gatherings or enjoying quiet moments away from home. Located just steps from the University of Calgary, Market Mall, the Dalhousie LRT station, Foothills and Children’s Hospitals, and surrounded by walking paths and green space, this is a rare chance to own a designer suite in one of the city’s most desirable communities.

Built in 2015

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2232684          |
| Price          | \$425,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 754               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                    |
|-------------|------------------------------------|
| Address     | 1007, 16 Varsity Estates Circle Nw |
| Subdivision | Varsity                            |
| City        | Calgary                            |
| County      | Calgary                            |
| Province    | Alberta                            |
| Postal Code | T3A2C5                             |

**Amenities**

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Parking, Party Room, Roof Deck, Visitor Parking |
| Parking Spaces | 1                                                                            |
| Parking        | Titled, Underground                                                          |

## Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, No Smoking Home |
| Appliances        | Built-In Refrigerator, Dishwasher, Freezer, Oven, Washer/Dryer, Induction Cooktop                 |
| Heating           | Fan Coil                                                                                          |
| Cooling           | Central Air                                                                                       |
| Fireplace         | Yes                                                                                               |
| # of Fireplaces   | 2                                                                                                 |
| Fireplaces        | Gas, Living Room, Bedroom                                                                         |
| # of Stories      | 12                                                                                                |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Courtyard, Other, Outdoor Grill |
| Construction      | Brick, Concrete                 |

## Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 16th, 2025 |
| Zoning      | DC              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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