



GRASSROOTS
REALTY GROUP

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**1103, 16 Varsity Estates Circle NW
Calgary, Alberta**

MLS # A2334166



\$429,963

Division:	Varsity		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	796 sq.ft.	Age:	2014 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 615
Basement:	-	LLD:	2-25-2-W5
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Double Vanity, High Ceilings, Open Floorplan, Quartz Counters		

Inclusions: Toaster Oven, Smart TV with Remote

Tucked into coveted Varsity Estates, this beautifully appointed apartment-style condo in The Groves of Varsity was made for the way you actually want to live — effortlessly. Whether you're stepping back from the demands of a big house or you need a refined, ready-to-go home base within minutes of the Foothills Hospital or the University of Calgary, this is turnkey luxury without compromise. From the moment you enter, the finishes speak for themselves. New, wide-plank maple hardwood runs throughout, drawing the eye across an open, light-filled floor plan crowned by high ceilings and floor-to-ceiling windows. Upgraded window coverings offer privacy on demand, then pull up discreetly to reveal panoramic views that make the whole home feel expansive. The kitchen is a genuine showpiece, outfitted for those who appreciate the difference quality makes: a Fisher & Paykel double DishDrawer dishwasher, a Fisher & Paykel refrigerator, and a KitchenAid range and microwave hood fan, all set against quartz countertops with generous prep and gathering space. French doors open from the bedroom into a sun-drenched solarium and flex space — the kind of room that quietly becomes your favourite. Make it a serene reading nook, a private study, a morning yoga retreat, or a comfortable guest space when family visits. Double closets lead from the primary bedroom through to a spa-inspired four-piece bath with a double vanity and quartz counters. Thoughtful touches carry through the rest of the home: a generous foyer that invites creative storage or a compact workspace, a front hall closet, and the everyday convenience of full sized in-suite laundry. The Groves of Varsity Estates is a professionally managed complex built around a lifestyle. Residents enjoy a fully-equipped fitness centre with steam rooms, a rooftop patio, and a recreation party

room, and complimentary visitor parking — amenities that turn a condo into a community. It's the definition of low-maintenance luxury: travel for the winter, keep a full calendar, or simply enjoy the freedom of a home that looks after itself. Desirably located minutes from restaurants, grocery, shopping, and transit, as well as with the Silver Springs Golf Course, Market Mall, Foothills and the Children's Hospital, the University of Calgary, and with quick access to the mountains for weekend escapes, you have everything you need without compromise.