

# \$529,900 - 808, 16 Varsity Estates Circle Nw, Calgary

MLS® #A2270559

**\$529,900**

2 Bedroom, 2.00 Bathroom, 1,266 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

OPEN HOUSE THIS SUNDAY NOVEMBER 16 from 2 PM to 3:30 PM!! Experience elevated living at The Groves of Varsity—ideally located steps from the LRT, Market Mall, the University, hospitals, and the Silver Springs Golf & Country Club.

This spacious 1,266 sq ft corner unit faces south and west offering UNOBSTRUCTED MOUNTAIN VIEWS, 9' CEILINGS, hardwood flooring, A/C, and a striking STONE FEATURE WALL with a Bioflame fireplace. A bright sunroom adds the perfect spot to work or unwind, framed by FLOOR-TO-CEILING WINDOWS that capture incredible sunsets, with REMOTE CONTROLLED HUNTER DOUGLAS BLINDS for easy light control and privacy.

The kitchen features QUARTZ COUNTERS, STAINLESS appliances—including a NEW DISHWASHER (June 2025)—and ample cabinetry. Both bedrooms are generously sized, each with its own walk-in closet, with the primary suite also offering a walk-through to a private ensuite with dual sinks and a FREESTANDING SOAKER TUB. You™ll appreciate the large IN-SUITE STORAGE ROOM and SEPARATE LAUNDRY AREA for everyday convenience.

Enjoy resort-style amenities: a full FITNESS CENTRE, SAUNA, SOCIAL LOUNGE, landscaped courtyards, and rooftop terraces.



Complete with titled underground parking and an assigned STORAGE LOCKER.

Professionally managed with proactive long-term planning and recent improvements including common area refreshes, parkade upgrades, and enhanced security systems. A truly easy, lock-and-leave lifestyle in prestigious Varsity Estates.

Built in 2014

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2270559          |
| Price          | \$529,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,266             |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                   |
|-------------|-----------------------------------|
| Address     | 808, 16 Varsity Estates Circle Nw |
| Subdivision | Varsity                           |
| City        | Calgary                           |
| County      | Calgary                           |
| Province    | Alberta                           |
| Postal Code | T3A 2C5                           |

**Amenities**

|                |                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Party Room, Recreation Facilities, Sauna, Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                                                                                                |
| Parking        | Enclosed, Garage Door Opener, Heated Garage, Parkade, Secured, Titled, Underground                               |

## Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                            |
| Heating           | Fan Coil, Natural Gas                                                                                                                    |
| Cooling           | Central Air                                                                                                                              |
| Fireplace         | Yes                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                        |
| Fireplaces        | Living Room, None                                                                                                                        |
| # of Stories      | 12                                                                                                                                       |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Courtyard       |
| Construction      | Brick, Concrete |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 13th, 2025 |
| Days on Market | 5                   |
| Zoning         | DC                  |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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