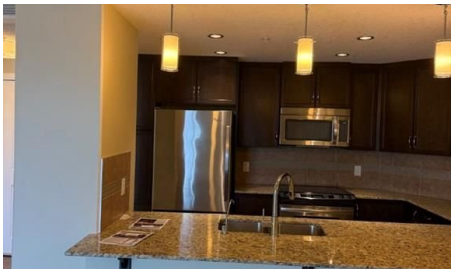
701 16 Varsity Estates Circle NW

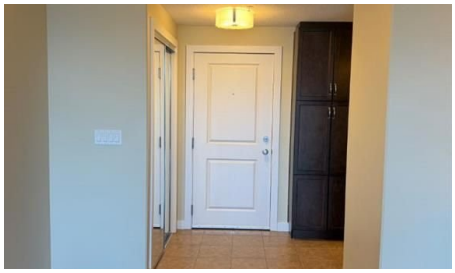
Calgary | Active | MLS® A2342265

$449,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2014**	**1,040 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bravo Realty

A closer look

PRICED TO SELL! - Exceptional Value in a Prime Inner-City Location!

Don’t miss this opportunity! This stunning **7th-floor 2-bedroom, 2-bathroom condo is priced well below city assessment and offered for a quick sale! Whether you're a first-time buyer, professional, student, or investor, this property offers an outstanding combination of **location, lifestyle, and value.**

Step inside to a bright, spacious **open-concept layout** featuring beautiful **engineered hardwood flooring** and quality finishes throughout. The modern kitchen boasts **granite countertops, stainless steel appliances, plenty of cabinetry**, and a functional design that opens seamlessly to the dining and living areas.

The **sunny south-facing balcony and view ** provides excellent natural light and elevated views - the perfect place to enjoy your morning coffee or unwind after a busy day.

You'll also appreciate the convenience of **underground heated parking and assigned storage**, along with a well-maintained building.

The location is exceptional - just minutes to the : LRT, SAIT, University of Calgary, Foothills Hospital, shopping, restaurants, transit, and major amenities. Everything you need is right at your doorstep!

This is a fantastic opportunity to own in a highly desirable inner-city location at a price that represents exceptional value. Priced for a quick sale - don’t wait! Book your private showing today before this one is gone!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2342265
Bedrooms	2
Bathrooms	2
Year Built	2014
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	1,040 sq. ft.
Main Level Finished Area:	1,040 sq. ft.
Condo Fee:	$761.25
Condo Fee Includes:	Caretaker, Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, See Remarks, Snow Removal
HOA Fee Frequency:	Monthly
Acreage:	No
Front Exposure:	Southeast
Unit Exposure:	Southeast
Floor Location:	Other
Entry Level:	7
Stories Total:	12
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2014 (Age: 12)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1

Plan:	1413211
Heating:	Other
New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood
Cooling:	Other
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Parkade
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	See Remarks
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Groves of Varsity
Community:	Varsity
Amenities:	Parking, Service Elevator(s)
Appliances:	Dishwasher, Garage Control(s), Microwave, Range, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	0
Restrictions:	None Known
Pets Allowed:	Restrictions
Main Floor	Kitchen · 8'10" × 8'7" ·

Main Floor	Living Room · 27'5" × 7'4" ·
Main Floor	Bedroom - Primary · 12'4" × 11'4" ·
Main Floor	Bedroom · 11'2" × 9'4" ·
Main Floor	Dining Room · 6'9" × 6'9" ·
Title to Land:	Fee Simple
Community Features:	Other, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Granite Counters, No Smoking Home
Exterior Features:	Private Entrance
Patio And Porch Features:	See Remarks
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	DC
Listed Date:	Sep 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/701-16-varsity-estates-circle-nw-calgary-a2342265/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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