



**GRASSROOTS**  
REALTY GROUP

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1007, 16 Varsity Estates Circle NW  
Calgary, Alberta

MLS # A2232684



**\$425,000**

Division:	Varsity		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	754 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 578
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, No Smoking Home		

**Inclusions:** please call listing agent

Introducing a one-of-a-kind opportunity to own a custom-built, 1 bedroom, 1.5 bathroom suite in the Groves of Varsity—thoughtfully designed with elevated finishes and a rare layout that offers both beauty and function. As you enter, you’re welcomed by custom built-in shelving and a walk-in pantry with a built-in freezer—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 views—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 Varsity’s premium amenities: a rooftop terrace with BBQ facilities and panoramic views, a state-of-the-art fitness centre, steam rooms, and an elegant owner’s lounge—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.

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