



**701, 16 Varsity Estates Circle NW
Calgary, Alberta**

MLS # A2289820



\$480,000

Division:	Varsity		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,040 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Other	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 771
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Smoking Home		

Inclusions: -

Location, Location, Location – Rare Opportunity! Don't miss your chance to own a piece of paradise in one of the city's most desirable locations! This stunning 7th-floor, 2-bedroom, 2-bathroom unit offers exceptional value and is priced well under city assessment. ? Features Include: High-end finishes throughout Granite countertops Premium stainless steel appliances Engineered hardwood flooring Sunny south-facing balcony Underground heated parking Assigned storage Bright and spacious open-concept layout Enjoy unbeatable convenience with close proximity to LRT station, SAIT, University of Calgary, and Foothills Hospital. Easy access to shopping malls, transit, and all major amenities makes this home perfect for professionals, students, or investors. This is truly a must-see unit offering luxury, location, and value all in one! ?? Book your private showing today!