



# 16 Varsity Estates Circle Calgary Alberta

\$588,800

CORNER UNIT | 8th FLOOR w/ VIEWS OF FOOTHILLS | 2 TITLED UNDERGROUND PARKING STALLS + STORAGE | NEARLY 1,300 SQ FT (2 bed/2bath) | AIR CONDITIONING | All in the esteemed sought after NW Calgary Community 'Varsity' - centrally located next to LRT, one of the best malls in the city, plethora of green spaces, silver springs golf course, University of Calgary, foothills hospital and so much more. FEATURES: End unit w/ additional panoramic windows, hand scraped hardwood floors, high knock down ceilings, open floor plan, A/C, luxury ensuite and so much more. Step inside your 8th floor unit in the GROVES OF VARSITY apartment complex, known for its quality build, fantastic location and building amenities. You'll immediately be greeted by an open floor plan that boasts beautiful hand scraped hardwood floors throughout the living rooms, that is complimented by large windows across the whole living room, and a gorgeous full sized kitchen. KITCHEN FEATURES: SS appliances, sink that has window overlooking the foothills, cabinets to ceiling, beautiful white woodworking, stone countertops and an island that has place for bar stools to enjoy a snack. The best part? The kitchen connects seamlessly to the living space, making the floorplan feel even bigger and ensuring all guests are together. The living space consists of a kitchen nook, great size family room, and a separate den/office space that makes for a perfect study that is surrounded by windows. Overlooking the whole living area is the foothills to the north where you will see parts of Edgemont, and NOSE HILL PARK. Stunning. The unit features 2 bedrooms, both great sizes with walk in closets. One being a primary with walk-through closet that connects to your 'spa like' ENSUITE retreat that includes: double vanity, walk in shower, soaker tub, and dont forget the same quality materials run through the whole home with stone c...

Dining room 10.33 Ft x 10.83 Ft

Living room 17.42 Ft x 10.83 Ft

Den 12.17 Ft x 9.50 Ft

Kitchen 9.75 Ft x 9.50 Ft

Primary Bedroom 10.92 Ft x 16.33 Ft

Bedroom 14.00 Ft x 11.33 Ft

3pc Bathroom .00 Ft x .00 Ft

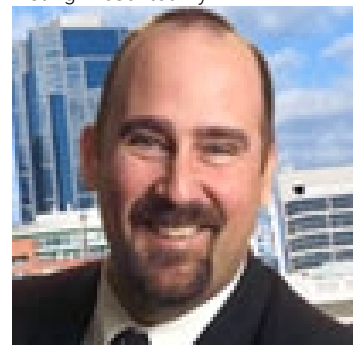
5pc Bathroom .00 Ft x .00 Ft

Hall 10.58 Ft x 8.50 Ft

Laundry room 10.67 Ft x 4.67 Ft

Other 7.08 Ft x 9.50 Ft

Listing Presented By:



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RE/MAX Real Estate (Mountain View)

<http://www.yychousing.ca/>

**RE/MAX Realty Professionals**

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