

\$425,000 - 1007, 16 Varsity Estates Circle Nw, Calgary

MLS® #A2232684

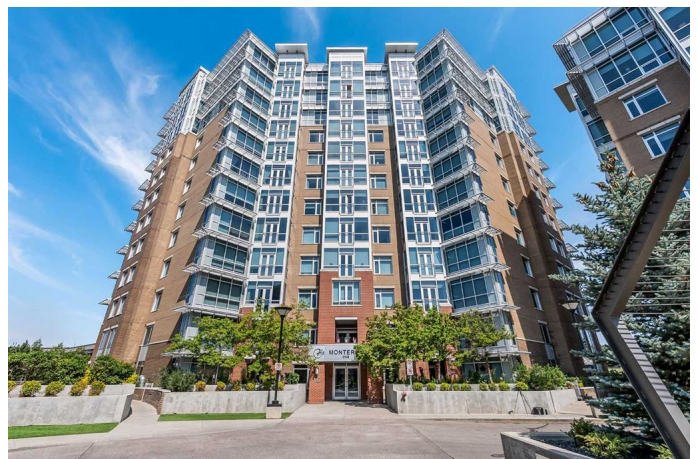
\$425,000

1 Bedroom, 2.00 Bathroom, 754 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

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.

Built in 2015

Essential Information

MLS® #	A2232684
Price	\$425,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	754
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1007, 16 Varsity Estates Circle Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A2C5

Amenities

Amenities	Elevator(s), Parking, Visitor Parking, Fitness Center, Party Room, Roof Deck
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Granite Counters, No Smoking Home, Bookcases, Closet Organizers
Appliances	Dishwasher, Freezer, Washer/Dryer, Built-In Refrigerator, Induction Cooktop, Oven
Heating	Fan Coil
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Bedroom
# of Stories	12

Exterior

Exterior Features	Courtyard, Outdoor Grill, Other
Construction	Concrete, Brick

Additional Information

Date Listed	July 16th, 2025
Days on Market	26
Zoning	DC

Listing Details

Listing Office	KIC Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.