



**DJ Golden**  
**REAL ESTATE**

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

**MLS # A2249374**



**\$480,000**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Other	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 740
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home		

**Inclusions:** -

Location, Location, Location Rare opportunity to own a piece of a paradise, This unit is a must see unit.....All high end built, Granite countertop through out, high end appliances, Sunny south back yard, underground heated parking and storage and more.....Close to LRT station, SAIT, U of C, and Foothills Hospital , This 2 bedroom , 2 bathroom unit in 7th floor with these features:  
Engineered hardwood floors, underground parking , easy access to all amenities, shopping mall, transit etc . Nice stainless steel appliances, granite counter and more.....Well PRICED way UNDER city ASSESSMENT