

**609, 16 Varsity Estates Circle NW**  
**Calgary, Alberta**

**MLS # A2263250**



**\$459,900**

|                  |                                                   |               |                   |
|------------------|---------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Varsity                                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                       |               |                   |
| <b>Size:</b>     | 1,047 sq.ft.                                      | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 2                                                 | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, Titled, Underground                      |               |                   |
| <b>Lot Size:</b> | -                                                 |               |                   |
| <b>Lot Feat:</b> | Low Maintenance Landscape, Underground Sprinklers |               |                   |

|                    |                                                                                          |                   |        |
|--------------------|------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Fan Coil                                                                                 | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                           | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Rolled/Hot Mop                                                                           | <b>Condo Fee:</b> | \$ 761 |
| <b>Basement:</b>   | None                                                                                     | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete                                                                          | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | Poured Concrete                                                                          | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Granite Counters, High Ceilings, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s) |                   |        |

**Inclusions:** N/A

Available for quick possession is this fantastic 2 bedroom condo in Statesman's THE GROVES OF VARSITY, located on the 6th floor of the MONTEREY ONE tower of this exclusive concrete & steel project in Varsity. Bathed in warm & sunny natural light, this wonderful home enjoys engineered hardwood floors & high ceilings throughout, 2 full bathrooms, titled underground parking stall & dynamite residents' amenities including fitness centre & rooftop terrace. With its sunny South-facing exposure, you'll just love the open concept design with its great-sized living & dining rooms, sunroom/office with an expanse of windows & maple kitchen with granite counters & Whirlpool stainless steel appliances. The 2 bedrooms are tucked away from the rest of the condo giving you that added privacy; the primary bedroom has a walk-in closet & soaker tub ensuite with separate shower. Convenient insuite laundry/storage room with Whirlpool stacking washer & dryer. Additional features include unit-controlled heating & central air, roller blinds & assigned separate storage locker in the parkade. Monthly condo fees cover your heat & water-sewer, as well as giving you access to the world-class amenities...fitness centre & steam rooms, meeting room & wraparound rooftop terrace with views of the mountains, Canada Olympic Park & Nose Hill Park. There is an onsite medical centre with pharmacy & walk-in clinic. The best in maintenance-free living here in this premier location in one of Northwest Calgary's most desirable communities, walking distance to Dalhousie Station shopping & LRT, only a few short minutes to the University of Calgary & University District, hospitals (Foothills Medical Centre, Alberta Children's & Arthur J.E. Child Cancer Centre), Bowmont Park, major retail centers, highly-rated schools & downtown.