# \$459,900 - 609, 16 Varsity Estates Circle Nw, Calgary

MLS® #A2263250

### \$459,900

2 Bedroom, 2.00 Bathroom, 1,047 sqft Residential on 0.00 Acres

Varsity, Calgary, Alberta

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'II 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 amenitiesâ€lfitness 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.

#### Built in 2014

### **Essential Information**

MLS® # A2263250 Price \$459,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,047 Acres 0.00

Year Built 2014

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 609, 16 Varsity Estates Circle Nw

Subdivision Varsity
City Calgary
County Calgary
Province Alberta
Postal Code T3A 2C5

# **Amenities**

Amenities Elevator(s), Fitness Center, Party Room, Recreation Facilities,

Recreation Room, Roof Deck, Secured Parking, Visitor Parking, Sauna

Parking Spaces 1

Parking Parkade, Titled, Underground

# of Garages 1

#### Interior

Interior Features Granite Counters, High Ceilings, Open Floorplan, Soaking Tub, Storage,

Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Fan Coil
Cooling Central Air

# of Stories 12

Basement None

#### **Exterior**

Exterior Features Garden

Lot Description Low Maintenance Landscape, Underground Sprinklers

Roof Rolled/Hot Mop
Construction Brick, Concrete
Foundation Poured Concrete

### **Additional Information**

Date Listed October 9th, 2025

Days on Market 26

Zoning DC

# **Listing Details**

Listing Office Royal LePage Benchmark

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