

# \$499,900 - 302, 16 Varsity Estates Circle Nw, Calgary

MLS® #A2208866

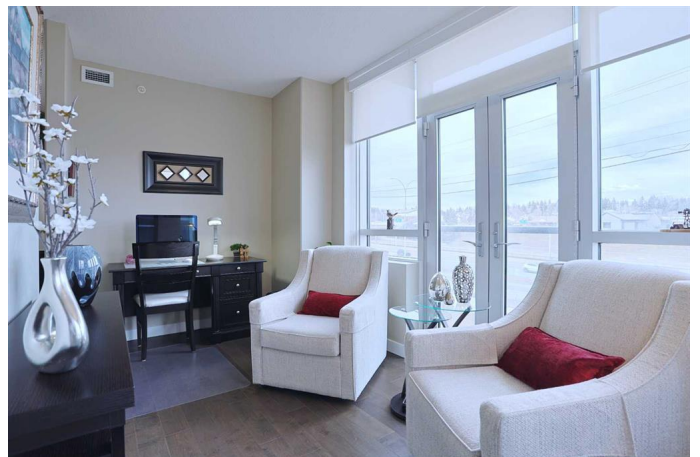
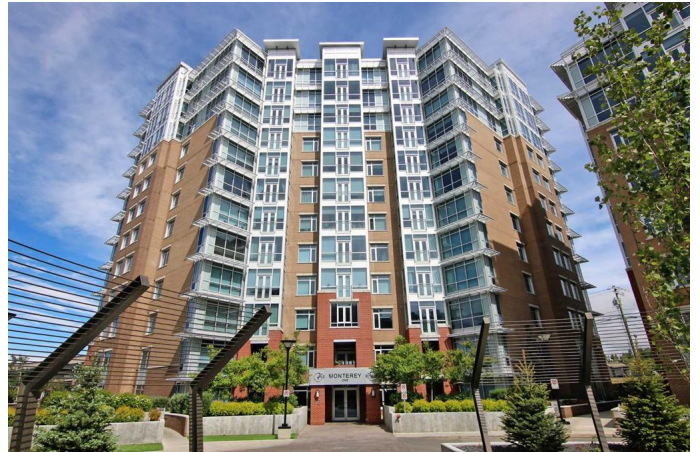
**\$499,900**

2 Bedroom, 2.00 Bathroom, 1,252 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Not-to-miss opportunity to make your home here in this beautifully appointed condo in Statesman's premier award-winning THE GROVES OF VARSITY. Original owner of this stylish 2 bedroom / 2 bath home, which offers upgraded engineered hardwood & cork floors, quartz countertops, titled underground parking & top-notch residents amenities including wraparound rooftop terrace & fully-loaded fitness centre. Located on the Northeast corner of the MONTEREY ONE tower, this fantastic 3rd floor unit enjoys a wonderful airy design featuring a relaxing living room with open concept dining room & dynamite sunroom area with an expanse of windows—the perfect space for your home office or sitting area. The fully-equipped maple kitchen has tile backsplash & floors, quartz counters, loads of cabinet space & Whirlpool stainless steel appliances plus water filter. The inviting owners' retreat has 2 closets & luxurious soaker tub ensuite with separate shower & double vanities. For that added sense of privacy, the 2nd bedroom — with walk-in closet, & 2nd bathroom — with shower, are located on the opposite side of your soon-to-be new home. Additional extras include a large insuite laundry room with stacking front-loading Whirlpool washer & dryer, great-sized storage alcove or office with pocket doors, custom roller blinds, unit-controlled heating & air conditioning, Kohler toilets/quartz counters/tile floors in both bathrooms, cork floors in both bedrooms, titled



underground parking & separate storage locker for your exclusive use. Monthly condo fees in this concrete & steel project include your heat & water-sewer, as well as access to the world-class amenitiesâ€¦fitness centre, steam rooms, meeting room & rooftop terrace with views of the mountains, Canada Olympic Park & Nose Hill Park. The onsite medical centre has a pharmacy & walk-in clinic. Offering the finest in maintenance-free living, here in this prime location in one of Northwest Calgaryâ€™s most desirable neighbourhoods within walking distance to Dalhousie Station shopping & LRT, only minutes to the University of Calgary & Silver Springs golf course, hospitals (Foothills Medical Centre, Alberta Children's & Arthur J.E. Child Cancer Centre), highly-rated schools & easy access to downtown.

Built in 2014

### **Essential Information**

MLS® #	A2208866
Price	\$499,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,252
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	302, 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, Sauna, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground
# of Garages	1

### Interior

Interior Features	Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, 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
Fireplaces	Living Room
# 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	April 9th, 2025
Days on Market	79
Zoning	DC

### Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.