

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

MLS® #A2263250

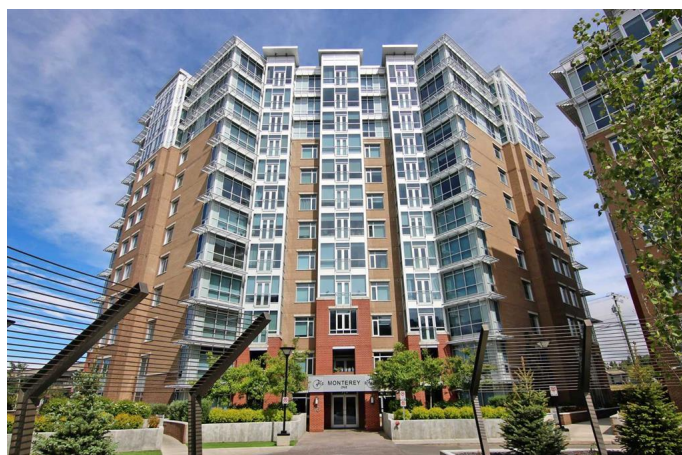
**\$459,900**

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'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.

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
Community	Varsity
Condo	Groves of Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2C5

### Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Recreation Facilities, Visitor Parking, Roof Deck, Recreation Room, Sauna, Secured Parking
Parking Spaces	1

Parking	Parkade, Underground, Titled
# 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	2
Zoning	DC

### Listing Details

Listing Office	Royal LePage Benchmark
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