

# \$469,900 - 302, 16 Varsity Estates Circle Nw, Calgary

MLS® #A2208866

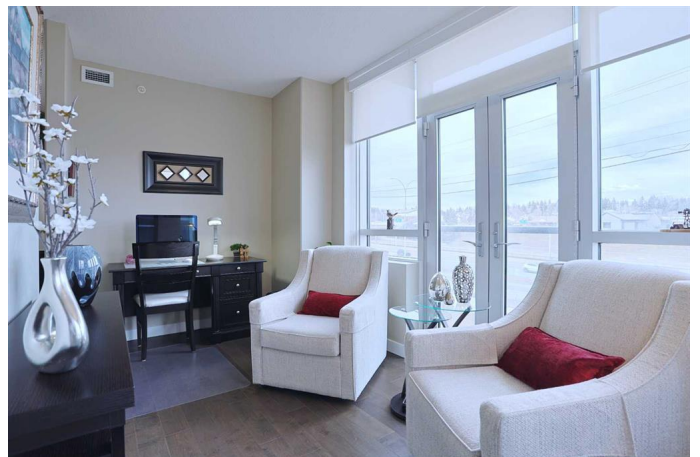
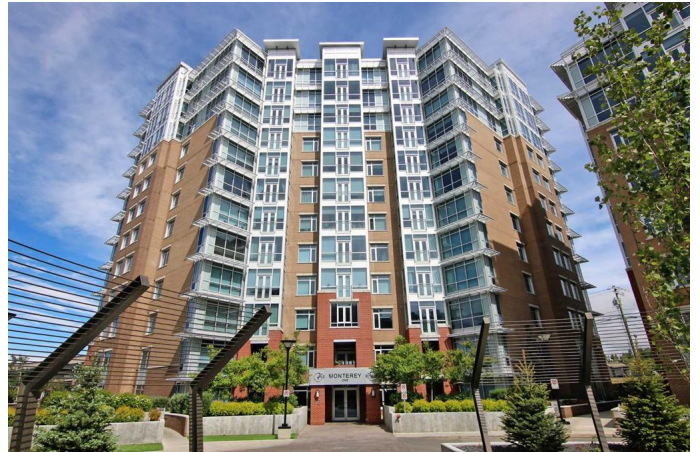
**\$469,900**

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 ensuite 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	\$469,900
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, Roof Deck, Recreation Room, 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	115
Zoning	DC

### Listing Details

Listing Office	Royal LePage Benchmark
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