

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

MLS® #A2263250

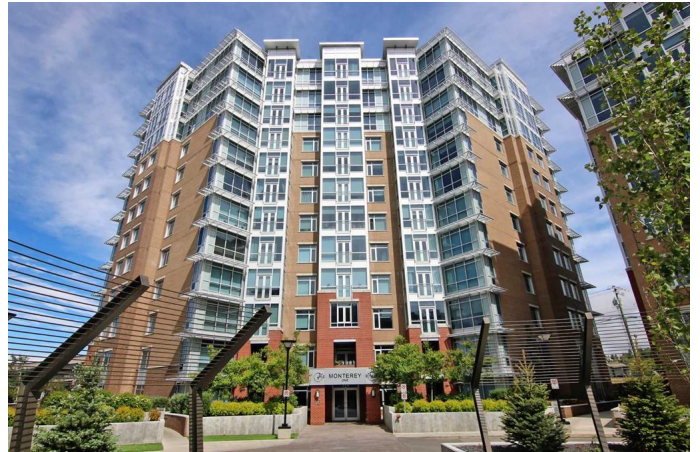
\$459,900

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
Subdivision	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 5

Zoning DC

Listing Details

Listing Office Royal LePage Benchmark

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