

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

MLS® #A2208866

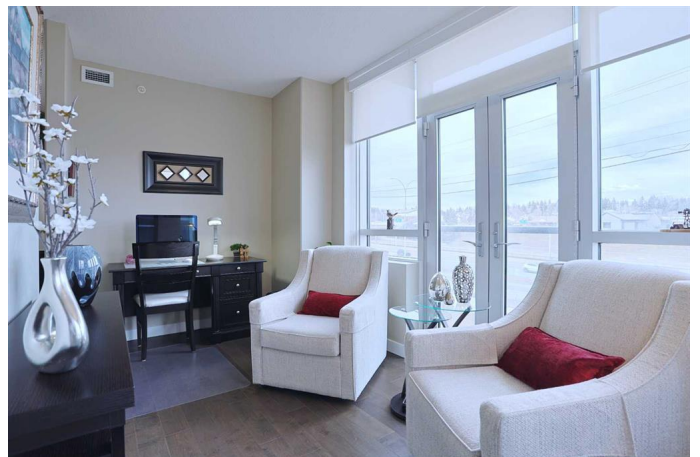
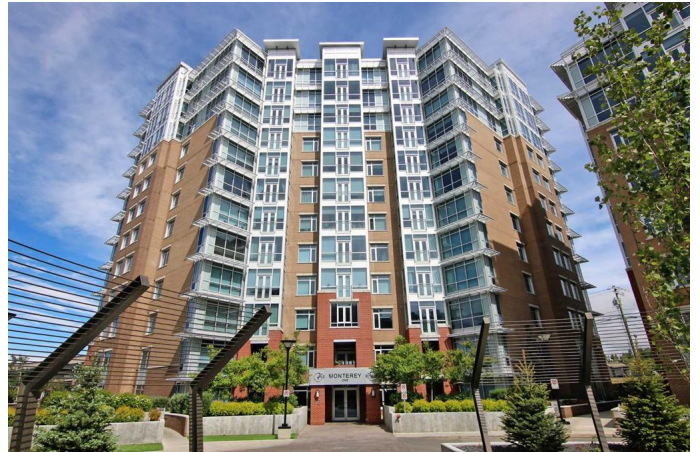
**\$499,900**

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, Secured Parking, Visitor Parking, Recreation Facilities, Roof Deck, Recreation Room, Sauna |
| Parking Spaces | 1   |
| Parking        | Parkade, Titled, Underground  |
| # of Garages   | 1   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s), Soaking Tub |
| 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 | 90              |
| Zoning         | DC              |

### Listing Details

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

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