



GRASSROOTS
REALTY GROUP

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**1109, 16 Varsity Estates Circle NW
Calgary, Alberta**

MLS # A2276014



\$499,900

Division:	Varsity		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,053 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	Landscaped, Treed, Views		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Rolled/Hot Mop	Condo Fee:	\$ 761
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage		
Inclusions:	None		

Perched on the 11th floor of the Monterey One building at Groves of Varsity, this thoughtfully designed condominium offers expansive city and mountain views and a refined living experience in one of Calgary's most established luxury complexes. Constructed with concrete and steel, the residence provides a quiet, secure setting. With over 1,000 square feet of developed space, the home features two bedrooms and two bathrooms, balancing comfort with functionality. The interior is defined by 10-foot ceilings and full-height windows that flood the space with natural light and frame open outlooks. Hardwood flooring anchors the living and dining areas, creating a cohesive flow throughout the main living space. The well-proportioned living room opens seamlessly to the dining area, which features a Juliet balcony with downtown views—ideal for both everyday living and entertaining. The modern kitchen blends style and practicality with tile flooring, rich wood cabinetry, quartz countertops, stainless steel appliances, ample storage, and a breakfast bar for casual seating. The primary bedroom is positioned to take full advantage of the views and includes cork flooring, a walk-in closet, and a five-piece ensuite with a soaker tub, standalone shower, dual sinks, and quartz countertops. The second bedroom is equally versatile, currently set up as a home office with a Murphy bed and integrated desk. A nearby three-piece bathroom features an oversized glass-enclosed shower and quartz countertop. Additional features include a dedicated laundry room with full-size stacked washer and dryer, extra storage, air conditioning, one titled underground heated parking stall, and a titled storage locker. Residents enjoy a well-managed building with a strong reserve fund, an on-site property manager and building operator, and an engaged board that meets

monthly. Amenities include a fitness area, steam rooms, owners's lounge, and an outdoor rooftop terrace with BBQs. Short-term rentals are not permitted, and pets are welcome with board approval. The location is exceptional, steps from the Dalhousie LRT Station and directly across from the shops, dining, and services of Dalhousie Station. Market Mall, Northland Mall, Crowfoot Crossing, downtown Calgary, and major routes are all minutes away. The University of Calgary, SAIT, Foothills Hospital, Alberta Children's Hospital, Nose Hill Park, and Bowmont Park are close by, offering an ideal balance of lifestyle and accessibility. Check out the 3D tour and floor plans!