



**GRASSROOTS**  
REALTY GROUP

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**609, 16 Varsity Estates Circle NW  
Calgary, Alberta**

**MLS # A2276324**

**\$449,900**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,047 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape, Underground Sprinklers		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Rolled/Hot Mop	<b>Condo Fee:</b>	\$ 761
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

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.

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