



GRASSROOTS
REALTY GROUP

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**302, 16 Varsity Estates Circle NW
Calgary, Alberta**

MLS # A2208866



\$469,900

Division:	Varsity		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,252 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Underground Sprinklers		

Heating:	Fan Coil	Water:	-
Floors:	Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Rolled/Hot Mop	Condo Fee:	\$ 900
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: N/A

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 amenities…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 Calgary'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.