



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

**MLS # A2208866**



**\$499,900**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,244 sq.ft.	<b>Age:</b>	2014 (11 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>	Ceramic Tile, Cork, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Rolled/Hot Mop	<b>Condo Fee:</b>	\$ 900
<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>	Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** electric fireplace in living room

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 electric fireplace, open concept dining room & dynamite sunroom area with an expanse of windows&hellip;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 &ndash; with walk-in closet, & 2nd bathroom &ndash; 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&hellip;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.