

\$459,900 - 609, 16 Varsity Estates Circle Nw, Calgary

MLS® #A2263250

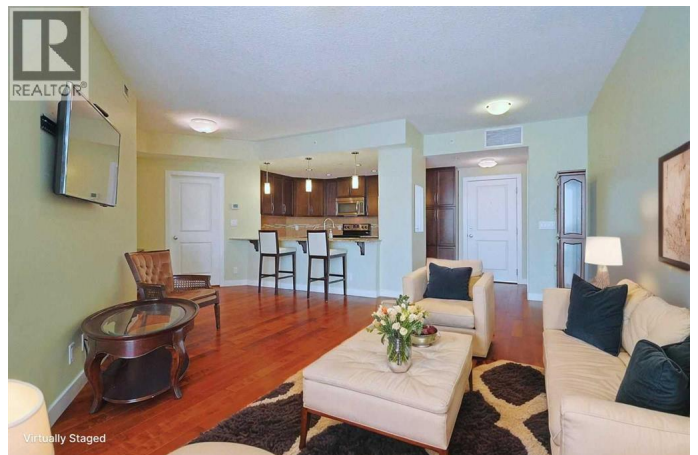
\$459,900

2 Bedroom, 2.00 Bathroom, 1,047 sqft

Single Family on 0.00 Acres

Varsity, Calgary, Alberta

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™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. (id:6289)

Built in 2014

Essential Information

Listing #	A2263250
Price	\$459,900
Bedrooms	2
Bathrooms	2.00
Square Footage	1,047
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	609, 16 Varsity Estates Circle Nw
Subdivision	Varsity
City	Calgary
Province	Alberta
Postal Code	T3A2C5

Amenities

Amenities	Golf Course, Park, Playground, Schools, Shopping, Exercise Centre, Party Room, Recreation Centre, Sauna
Features	Sauna, Parking
Parking Spaces	1
Parking	Underground

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings
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Cooling	Central air conditioning
# of Stories	12

Exterior

Exterior	Brick, Concrete
Exterior Features	Underground sprinkler
Construction	Poured concrete
Foundation	Poured Concrete

Listing Details

Listing Office	Royal LePage Benchmark
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Listing information last updated on November 5th, 2025 at 11:02am PST