



# 16 Varsity Estates Circle Calgary Alberta

\$449,900

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. (id:6769)

5pc Bathroom .00 Ft x .00 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 Living room 17.83 Ft x 9.25 Ft  
 Dining room 14.17 Ft x 13.67 Ft  
 Kitchen 12.33 Ft x 8.42 Ft

Sunroom 10.25 Ft x 8.08 Ft  
 Laundry room 7.75 Ft x 4.83 Ft  
 Primary Bedroom 14.92 Ft x 11.25 Ft  
 Bedroom 11.92 Ft x 9.33 Ft

Listing Presented By:



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