



## 16 Varsity Estates Circle Calgary Alberta

\$539,900

Experience elevated urban living in this gorgeous, light-filled corner residence. Located on the 8th floor of the prestigious Monterey One Tower, this 1,286 sq. ft. concrete-and-steel sanctuary offers a sophisticated blend of space and style. Upon entry, the well-appointed building lobby sets an upscale tone. Inside the suite, high ceilings and large windows bathe the open-concept layout in natural light. The versatile floor plan features a spacious living and dining area, complemented by a semi-enclosed, sunlit office/flex space - perfect for the remote professional. Bedrooms on either side of the suite ensure maximum privacy. The primary bedroom serves as a retreat, featuring a walkthrough closet leading to a 5-piece ensuite with quartz double vanities. Finished with engineered hardwood, light-toned paint, PLUS central air conditioning, every inch of this unit feels fresh and modern. The Groves was designed for a wellness-focused lifestyle, with a comprehensive fitness centre, steam rooms, a professional meeting room, and a wrap-around rooftop patio with panoramic views of the city skyline and the Rockies. Extra storage can be found in a separate assigned storage locker in the secure parkade. Love your Varsity lifestyle -- just steps from the Dalhousie LRT and Dalhousie Station shopping, professional medical services, a pharmacy, and a delightful local coffee shop, plus convenient access to Market Mall, the U of C, and the Foothills Hospital. Make this special unit your new home in one of Calgary's greenest communities. (id:6769)

Primary Bedroom 11.00 Ft x 11.42 Ft

Bedroom 14.00 Ft x 11.25 Ft

5pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Other 3.92 Ft x 4.50 Ft

Office 12.67 Ft x 8.75 Ft

Living room/Dining room 24.92 Ft x 10.75 Ft

Kitchen 10.50 Ft x 9.83 Ft

Laundry room 10.25 Ft x 4.50 Ft

Storage 4.08 Ft x 5.58 Ft

Other 6.42 Ft x 9.75 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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