

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

MLS® #A2263250

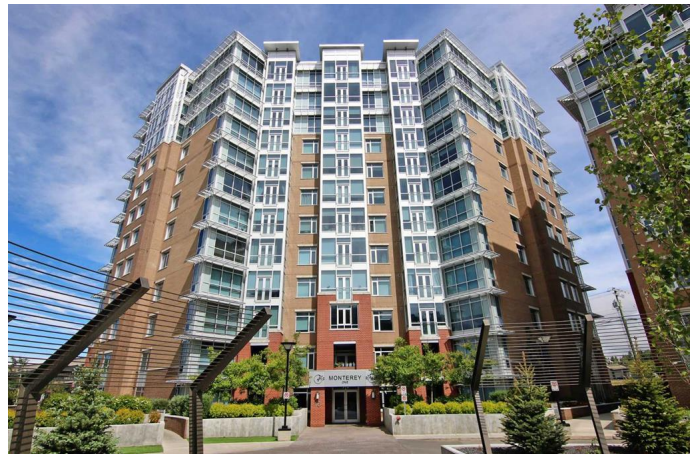
**\$459,900**

2 Bedroom, 2.00 Bathroom, 1,047 sqft

Residential 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™ 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.

Built in 2014

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2263250          |
| Price          | \$459,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,047             |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                   |
|-------------|-----------------------------------|
| Address     | 609, 16 Varsity Estates Circle Nw |
| Subdivision | Varsity                           |
| City        | Calgary                           |
| County      | Calgary                           |
| Province    | Alberta                           |
| Postal Code | T3A 2C5                           |

**Amenities**

|                |                                                                                                                                     |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Party Room, Recreation Facilities, Recreation Room, Roof Deck, Secured Parking, Visitor Parking, Sauna |
| Parking Spaces | 1                                                                                                                                   |
| Parking        | Parkade, Titled, Underground                                                                                                        |

# of Garages 1

## Interior

Interior Features Granite Counters, High Ceilings, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Fan Coil

Cooling Central Air

# of Stories 12

Basement None

## Exterior

Exterior Features Garden

Lot Description Low Maintenance Landscape, Underground Sprinklers

Roof Rolled/Hot Mop

Construction Brick, Concrete

Foundation Poured Concrete

## Additional Information

Date Listed October 9th, 2025

Days on Market 10

Zoning DC

## Listing Details

Listing Office Royal LePage Benchmark

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