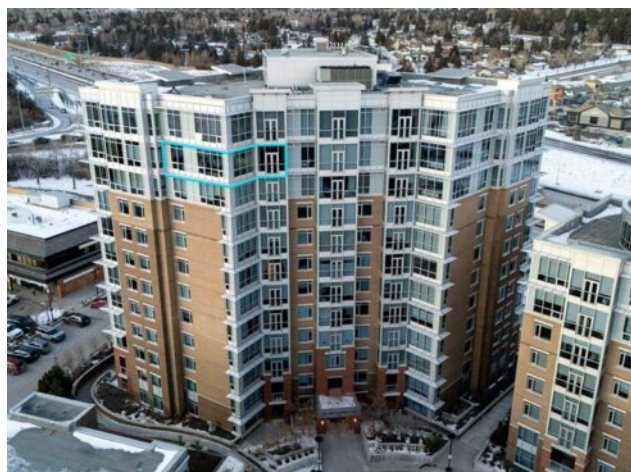


1109, 16 Varsity Estates Circle NW
Calgary, Alberta

MLS # A2276014



\$499,900

Division:	Varsity		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,053 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	Landscaped, Treed, Views		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Rolled/Hot Mop	Condo Fee:	\$ 761
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage		
Inclusions:	None		

Perched on the 11th floor of the Monterey One building at Groves of Varsity, this thoughtfully designed condominium offers expansive views and a refined living experience in one of Calgary's most established luxury complexes. Constructed with concrete and steel, the residence provides a quiet and secure setting. With over 1,000 square feet of developed space, the home features two bedrooms and two bathrooms, balancing comfort with functionality. The interior is defined by 10-foot ceilings and full-height windows that draw in natural light and frame open city and mountain outlooks. Hardwood flooring grounds the living and dining areas, creating a cohesive flow throughout the main living space. The living room is welcoming and well proportioned. Adjacent to it, the modern kitchen combines style and practicality with tile flooring, rich wood cabinetry, quartz countertops, stainless steel appliances, plenty of cupboard space and a breakfast bar that adds casual seating. The dining area opens to a Juliet balcony and offers views toward downtown, making it a pleasant setting for both daily meals and evening gatherings. The primary bedroom is positioned to take full advantage of the scenery, with outlooks that stretch across the city and toward the mountains. It includes a walk-in closet and cork flooring, leading into a five-piece ensuite designed with a spa-like feel. A soaker tub, standalone shower, dual sinks, and quartz countertops complete the space. The second bedroom is equally versatile, currently functioning as a home office with a Murphy bed and integrated desk, allowing it to adapt easily to changing needs. A three-piece bathroom nearby features an oversized glass-enclosed shower and quartz countertop, offering convenience for guests or additional household members. A dedicated laundry room includes a full-size stacked washer and dryer along

with extra storage, while air conditioning ensures comfort during warmer months. The home comes with one titled underground heated parking stall and a titled storage locker. Residents of the building have access to a range of shared amenities, including a fitness area, steam rooms, owners's lounge, and an outdoor rooftop terrace with BBQs. A professional building nearby adds convenience with services such as medical offices, a pharmacy, and cafe's. Short-term rentals are not permitted, and pets are welcome with board approval. The location places you steps from the Dalhousie LRT Station and directly across from the shops, dining, and services of Dalhousie Station. Market Mall, Northland Mall, and Crowfoot Crossing are all minutes away, as are major routes including Crowchild Trail, Stoney Trail, and downtown Calgary. The University of Calgary, SAIT, Silver Springs Golf & Country Club, Bowmont Park and its river pathways, Nose Hill Park, Foothills Hospital, and Alberta Children's Hospital are all within easy reach, making this an ideal setting for both lifestyle and accessibility. Check out the 3D tour and floor plans!