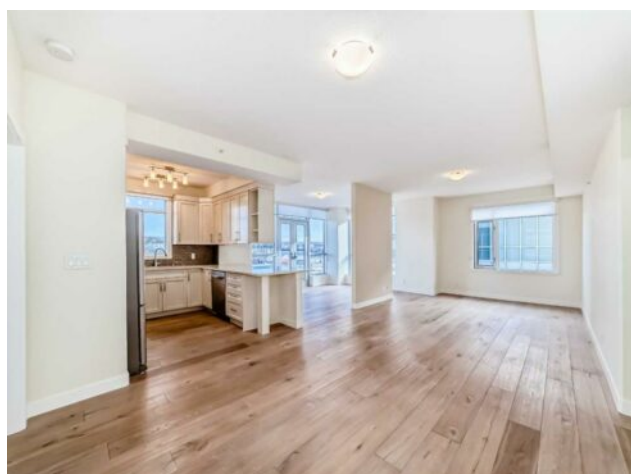


802, 16 Varsity Estates Circle NW
Calgary, Alberta

MLS # A2285278



\$539,900

Division:	Varsity		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,287 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	-
Roof:	-	Condo Fee:	\$ 960
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		
Inclusions:	N/A		

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.