



THE
A-TEAM

**RE/MAX
FIRST**

16 VARSITY ESTATES Circle #902, Calgary T3A 2C5

MLS®#: **A2144127**

Area: **Varsity**

Listing Date: **06/27/24**

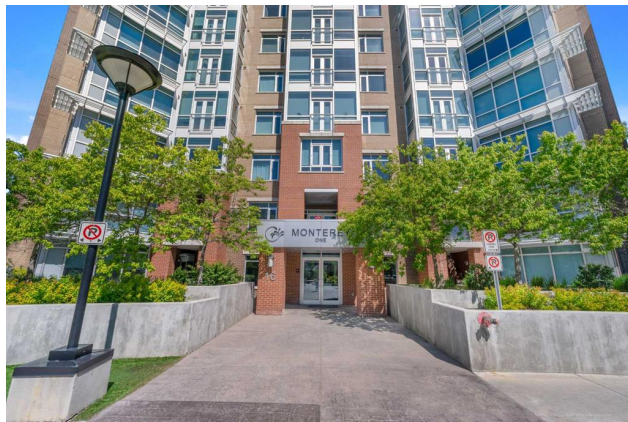
List Price: **\$589,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **1,280**
Low Sqft:
Ttl Sqft: **1,280**

Underground

DOM

5

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Rolled/Hot Mop**
Heating: **Fan Coil**
Sewer:
Ext Feat: **None**

Construction: **Brick,Concrete**
Flooring: **Ceramic Tile,Cork**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garburator,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Built-in Features,Double Vanity,High Ceilings,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	6`5" x 8`11"	4pc Ensuite bath	Main	7`11" x 8`4"
Bedroom	Main	11`4" x 13`11"	Dining Room	Main	10`2" x 14`7"
Foyer	Main	12`4" x 9`10"	Kitchen	Main	10`1" x 8`7"
Laundry	Main	4`7" x 10`3"	Living Room	Main	14`0" x 27`8"
Bedroom - Primary	Main	14`6" x 11`0"			

Legal/Tax/Financial

Condo Fee:
\$906

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1413211**

Remarks

Pub Rmks: **Welcome to Statesman's award-winning THE GROVES OF VARSITY! This spectacular 2 bedroom, 2 bathroom condo is just minutes from Dalhousie Station LRT & Market Mall. Located in the esteemed Monterey I tower, this bright and airy 9th-floor unit boasts stunning cork floors, high ceilings, and panoramic views through expansive windows. The open-concept living and dining area, adorned with floor-to-ceiling windows and a Juliet balcony, seamlessly flows into a modern kitchen featuring maple cabinets, quartz countertops, and top-of-the-line Whirlpool stainless steel appliances. The thoughtfully designed layout situates bedrooms on opposite sides for added privacy. The master suite includes two closets, a luxurious ensuite with double vanities, built-ins, and a walk-in shower. The second bedroom, complete with a walk-in closet, is conveniently located near the second full bath. Additional highlights include a large in-suite laundry/storage room equipped with a Whirlpool washer and dryer, unit-controlled heating and air conditioning, and custom window shades. The titled parking stall and storage locker are conveniently located steps from the elevator. Enjoy the finest in maintenance-free living, with monthly condo fees covering heat and water-sewer, as well as access to top-notch amenities such as a fitness center, steam rooms, meeting room, and rooftop terraces. The onsite medical center, equipped with a pharmacy and walk-in clinic, further enhances the convenience of this unbeatable location. Positioned minutes from the University of Calgary, Silver Springs Golf Course, Foothills Medical Centre, Children's Hospital, and more, this condo offers unparalleled access to public transportation and local attractions. Don't miss out on the opportunity to experience luxury living at its finest! Contact us today to schedule a viewing and make this amazing condo your new home.**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







