

**710, 24 Varsity Estates Circle NW
Calgary, Alberta**

MLS # A2250423



\$549,900

Division:	Varsity		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,099 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Side By Side, Titled, Underground		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Underground Sprinklers		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Rolled/Hot Mop	Condo Fee:	\$ 860
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

Surrounded by sweeping views of the neighbourhood & wide open distant horizon is this truly outstanding condo in Statesman's award-winning THE GROVES OF VARSITY. Located on the 7th floor of the MONTEREY TWO tower, this sub-penthouse end unit is bathed in natural light & enjoys expansive high ceilings throughout, hardwood & tile floors, 2 bedrooms + sunroom & 2 side-by-side titled parking stalls in the underground parkade. Complemented by wall-to-wall windows, you will simply love the free-flowing design of this fantastic home, which features a fabulous living room with wide open views, spacious open concept dining room & stylish maple kitchen with granite countertops & tile floors, loads of cabinet/counter space & Samsung stainless steel appliances. Overlooking the courtyard, the sunroom is the perfect spot for your home office, lounge or if you are a green-thumb...a great place for your plants. The primary bedroom has a large walk-in closet with floor-to-ceiling windows & an ensuite with shower & double vanities. On the other side of the condo is the 2nd bedroom...with a walk-in closet & is next to the 2nd full bathroom. Convenient ensuite laundry/storage room with Whirlpool Duet washer & dryer. Additional features & extras include roller blinds, unit-controlled heating & air conditioning, separate storage cage in the parkade & granite counters/tile floors in both bathrooms. Monthly condo fees in this concrete & steel complex include your heat & water-sewer, as well as giving you access to the world-class amenities...located right upstairs on the top floor of MONTEREY TWO...fitness centre, steam rooms, his & hers bathrooms, meeting room/lounge & rooftop terrace with views of the mountains, Canada Olympic Park & Nose Hill Park. The onsite medical centre has a pharmacy & walk-in clinic. Offering the finest in

lock-up & leave maintenance-free living, here in this prime location in one of Northwest Calgary's most desirable neighbourhoods, within walking distance to Dalhousie Station shopping & LRT, just minutes to the University of Calgary & hospitals (Foothills Medical Centre, Alberta Children's & Arthur J.E. Child Cancer Centre), highly-rated schools plus quick easy access to downtown.