

# \$549,900 - 710, 24 Varsity Estates Circle Nw, Calgary

MLS® #A2250423

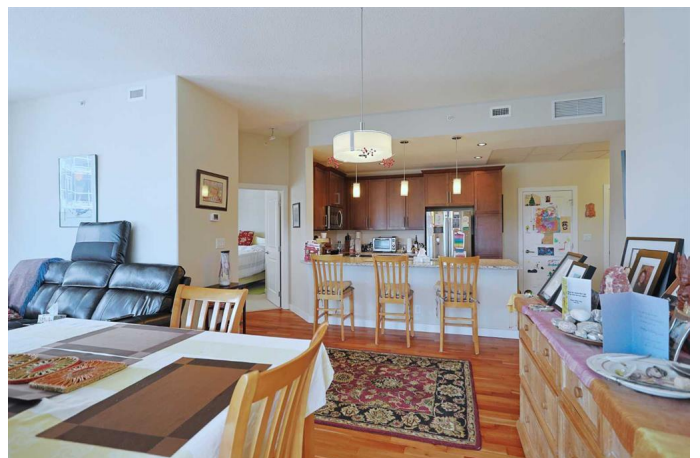
**\$549,900**

2 Bedroom, 2.00 Bathroom, 1,099 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

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 amenitiesâ€¦located right upstairs on the top floor of MONTEREY TWOâ€¦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 Calgaryâ€™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.

Built in 2015

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2250423          |
| Price          | \$549,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,099             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                   |
|-------------|-----------------------------------|
| Address     | 710, 24 Varsity Estates Circle Nw |
| Subdivision | Varsity                           |
| City        | Calgary                           |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3A 2X8 |

### Amenities

|                |                                                                                                                                                              |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Parking, Party Room, Recreation Facilities, Recreation Room, Roof Deck, Secured Parking, Snow Removal, Storage, Visitor Parking |
| Parking Spaces | 2                                                                                                                                                            |
| Parking        | Parkade, Secured, Side By Side, Titled, Underground                                                                                                          |
| # of Garages   | 2                                                                                                                                                            |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Granite Counters, High Ceilings, Open Floorplan, 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      | 9                                                                                             |
| 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    | August 25th, 2025 |
| Days on Market | 29                |
| Zoning         | DC                |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.