

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

MLS® #A2250423

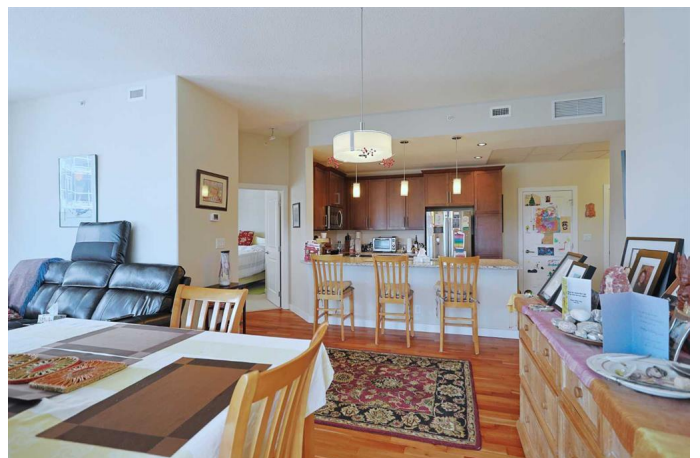
**\$549,900**

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 | 19                |
| Zoning         | DC                |

### Listing Details

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

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