

\$349,888 - 1906, 3500 Varsity Drive Nw, Calgary

MLS® #A2122904

\$349,888

2 Bedroom, 1.00 Bathroom, 1,137 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

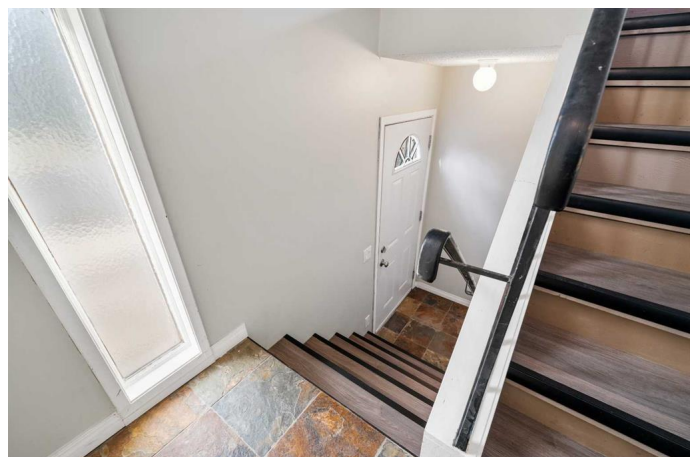
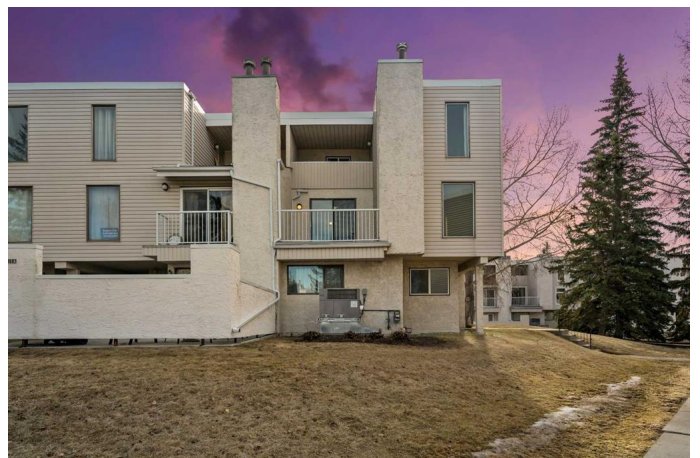
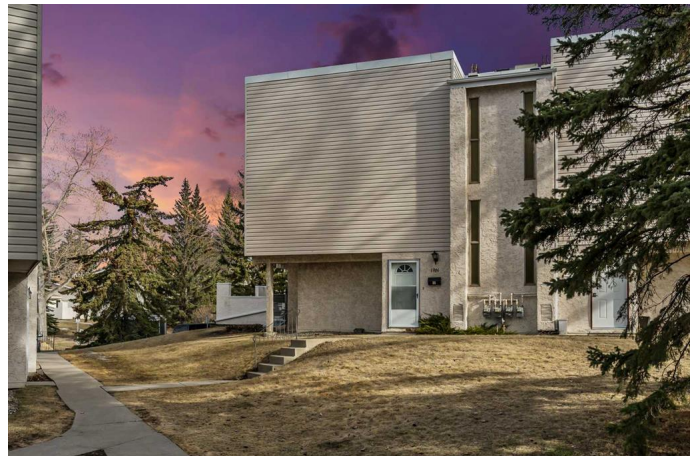
Introducing this charming 3-storey end unit townhouse nestled in the vibrant community of Varsity! Boasting 2 bedrooms and 1 bath, this home offers an ideal blend of convenience and comfort for both rental revenue investors and first-time homebuyers.

Step into the inviting main floor where an open concept layout awaits, seamlessly connecting the west-facing living and dining areas. The living room exudes warmth with its high ceilings and wood-burning fireplace, while a large glass sliding door leads from the dining room to your own private balcony, perfect for relaxing or entertaining guests.

The bright white kitchen is a chef's delight, equipped with ample cabinet space and complemented by a convenient laundry room offering additional storage solutions.

Ascending to the upper level, updated carpeting enhances the appeal of this space, where you'll find a generously sized primary bedroom complete with a large closet and direct access to a second private balcony. A second bedroom with an open closet and a full bath complete this level, providing comfortable accommodation for residents or guests.

This home also includes a dedicated parking stall, ensuring hassle-free parking in this sought-after location.



Convenience is key, with amenities within walking distance, including the Brentwood C-Train station, U of C, University Research Park, and Market Mall. Enjoy outdoor activities with Echo's Off-Leash Park nearby, along with the Varsity Community Association and Outdoor Rink, Varsity Acres School, and various parks and green spaces.

With easy access to Crowchild Trail, commuting is a breeze, adding to the appeal of this desirable location.

Don't miss out on this fantastic opportunity â€” schedule your viewing today to experience the best of Varsity living!

Built in 1976

Essential Information

MLS® #	A2122904
Price	\$349,888
Sold Price	\$381,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,137
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1906, 3500 Varsity Drive Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2L 1Y3

Amenities

Amenities Other, Parking, Trash, Visitor Parking

Parking Spaces 1

Parking Assigned, Off Street, Stall

Interior

Interior Features High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Recessed Lighting, Storage

Appliances Dryer, Electric Range, Microwave, Refrigerator, Washer, Window Coverings

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Living Room, Wood Burning

Basement None

Exterior

Exterior Features Balcony, Lighting

Lot Description Backs on to Park/Green Space, Gentle Sloping, Other

Roof Asphalt, Flat

Construction Stucco, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 16th, 2024

Date Sold April 25th, 2024

Days on Market 9

Zoning M-C1 d100

HOA Fees 0.00

Listing Details

Listing Office KIC Realty

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