

\$329,900 - 211, 3500 Varsity Drive Nw, Calgary

MLS® #A2138031

\$329,900

2 Bedroom, 1.00 Bathroom, 825 sqft

Residential on 16.22 Acres

Varsity, Calgary, Alberta

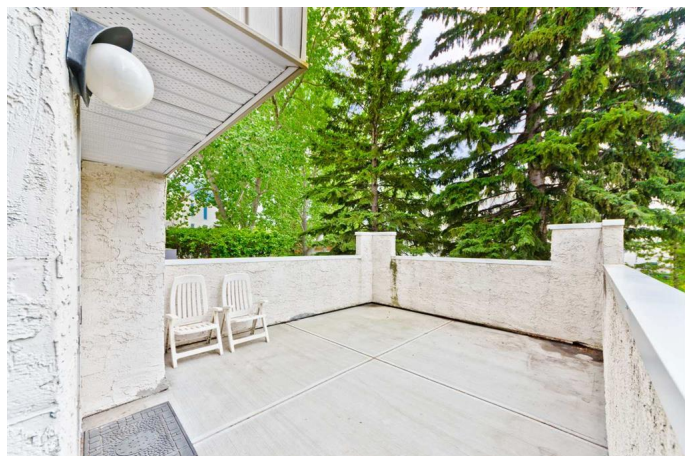
First time buyer or investor alert! Great potential of this 2 bedrooms end unit townhouse in the heart of Varsity within walking distance to LRT! Features a functional floor plan, this unit offers an open living room/dinning room with LVP flooring, a corner wood burning fireplace with wood panel wall (waiting for your creative idea of upgrading), a sliding patio door leads to the south-facing concrete patio(14'10" x 17'8"). Centrally located kitchen has oak cabinets and white kitchen appliances. Upgraded 4pcs washroom with newer toilet, bathtub & tile tub surroundings. You will find a well designed washer/dryer in the hallway for easy access. Good sized bedrooms at the end of hallway both updated with laminate flooring. HAVC unit (providing hear & central air conditioning) & HWT has been replaced (within 10years). Storage area comes with shelves. Low condo fees! Assigned parking! Convenient location only 5 minutes to shopping, parks and restaurants. Walk to the U of C, Brentwood LRT (600m), 10 minutes drive to Downtown and 5 minutes to Foothill Hospital & Children's Hospital! Great schools in this community including 2 private schools nearby. Ready to move-in or renovate it the way you want!

Built in 1976

Essential Information

MLS® #

A2138031



Price	\$329,900
Sold Price	\$328,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	825
Acres	16.22
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	211, 3500 Varsity Drive Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1Y3

Amenities

Amenities	Park, Parking, Visitor Parking
Parking Spaces	1
Parking	Assigned, On Street, Outside, Parking Lot, Plug-In, Stall

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Storage
Appliances	Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Central, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Insert, Wood Burning
Basement	None

Exterior

Exterior Features	Other, Private Entrance
Lot Description	Few Trees, Flag Lot, Lawn

Roof	Flat Torch Membrane
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 4th, 2024
Date Sold	June 25th, 2024
Days on Market	21
Zoning	M-C1 d100
HOA Fees	0.00

Listing Details

Listing Office	Top Producer Realty and Property Management
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