

# \$349,900 - 416, 3500 Varsity Drive Nw, Calgary

MLS® #A2139058

## \$349,900

2 Bedroom, 1.00 Bathroom, 1,148 sqft

Residential on 0.00 Acres

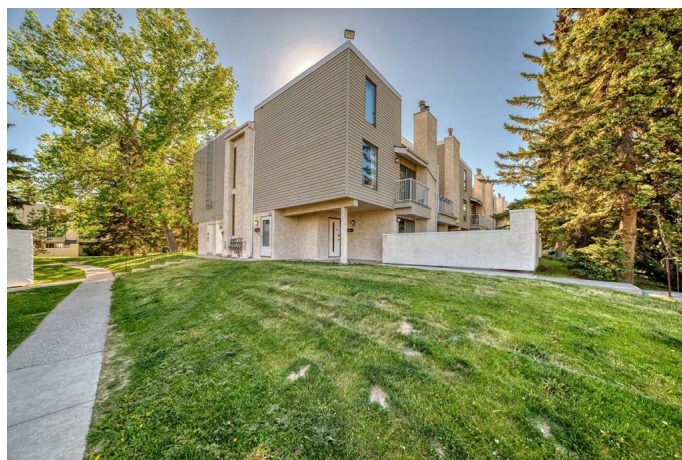
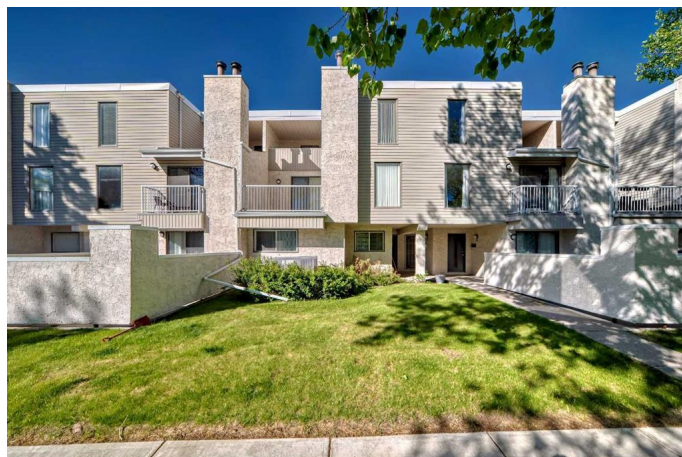
Varsity, Calgary, Alberta

This is a fantastic opportunity to own a 2-bedroom, 1-bathroom unit in McLaurin Village in the neighborhood of Varsity. Walk up from the main floor entrance and find a very open living/dining combination with wood burning fireplace and balcony. There is a functional kitchen that opens to a large laundry/mechanical room with loads of storage space. Up another level you will find 2 bedrooms – the primary has a huge closet and another balcony! This level also features a 4-piece bath. This home has great bones and loads of potential – just waiting for your personal touch. Very low condo fees, the complex has nice green space and mature trees, and the unit comes with one assigned parking stall. Ideally located close to U of C, Brentwood LRT & Shopping, easy access to downtown, Foothills & Children’s hospital.

Built in 1976

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2139058  |
| Price          | \$349,900 |
| Sold Price     | \$340,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,148     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 1976          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 3 Storey      |
| Status     | Sold          |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 416, 3500 Varsity Drive Nw |
| Subdivision | Varsity                    |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2L 1Y3                    |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Visitor Parking |
| Parking Spaces | 1               |
| Parking        | Stall           |

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | Separate Entrance, Storage, Tile Counters   |
| Appliances        | Dryer, Electric Range, Refrigerator, Washer |
| Heating           | Forced Air                                  |
| Cooling           | Central Air                                 |
| Fireplace         | Yes                                         |
| # of Fireplaces   | 1                                           |
| Fireplaces        | Wood Burning                                |
| Basement          | None                                        |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Balcony              |
| Lot Description   | Other                |
| Roof              | Flat                 |
| Construction      | Stucco, Vinyl Siding |
| Foundation        | Poured Concrete      |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 6th, 2024  |
| Date Sold   | June 26th, 2024 |

|                |           |
|----------------|-----------|
| Days on Market | 20        |
| Zoning         | M-C1 d100 |
| HOA Fees       | 0.00      |

**Listing Details**

Listing Office            Bricks & Mortar...Everything Real Estate

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