

\$350,000 - 406, 3500 Varsity Drive Nw, Calgary

MLS® #A2150395

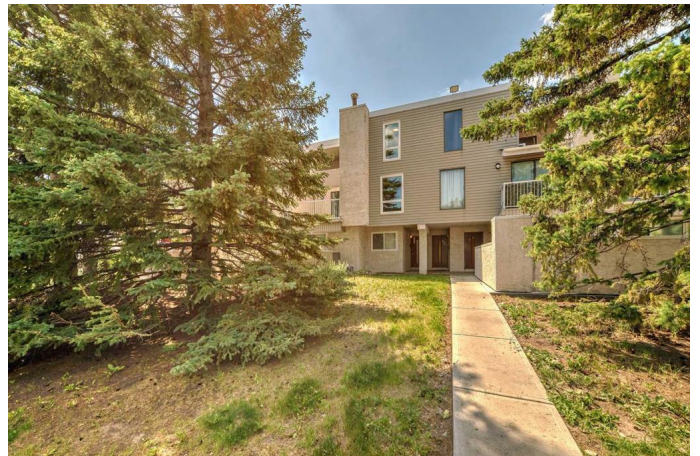
\$350,000

2 Bedroom, 1.00 Bathroom, 1,058 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Discover the perfect opportunity for students, young professionals, or savvy investors! This well-maintained 2-bedroom townhouse is ideally situated close to the University of Calgary and steps away from the Brentwood LRT Station. Built in 1976, this 1,058 sq ft home offers three levels of comfortable living space with an open floorplan and ample storage. Enjoy year-round comfort with central air conditioning and forced air heating, plus a cozy fireplace to warm up those chilly winter evenings. The inviting kitchen is perfect for preparing quick study snacks or hosting dinner parties with friends. The stylish interior boasts a mix of carpet, ceramic tile, and laminate flooring. Step outside to your large patio off the living room and dining room for entertaining or relaxation, or enjoy the private balcony off the master bedroom for your morning coffee. Parking is a breeze with assigned spots and guest parking available just in front of your door. Located in the desirable Varsity community, you'll enjoy easy access to nearby schools, Market Mall, Brentwood Village restaurants and shopping, numerous parks and offleash areas, as well as closely connected to many bike paths. This amazing complex offers low condo fees, adding to its appeal as an investment property. Bring your furry friends with you as this complex has pet friendly bylaws with some restrictions. With its proximity to campus and convenient amenities, this turnkey property is an excellent choice for students or a smart investment opportunity.



Don't miss out on this amazing townhouse -
schedule your viewing today!

Built in 1976

Essential Information

MLS® #	A2150395
Price	\$350,000
Sold Price	\$346,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,058
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	406, 3500 Varsity Drive Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L1Y3

Amenities

Amenities	Parking, Snow Removal
Parking Spaces	1
Parking	Assigned, Guest, Parking Lot, Stall

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Storage
Appliances	Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Other
Roof	Flat
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2024
Date Sold	August 2nd, 2024
Days on Market	15
Zoning	M-C1 d100
HOA Fees	0.00

Listing Details

Listing Office	The Real Estate District
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