

\$347,588 - 2007, 3500 Varsity Drive Nw, Calgary

MLS® #A2167000

\$347,588

2 Bedroom, 1.00 Bathroom, 1,218 sqft

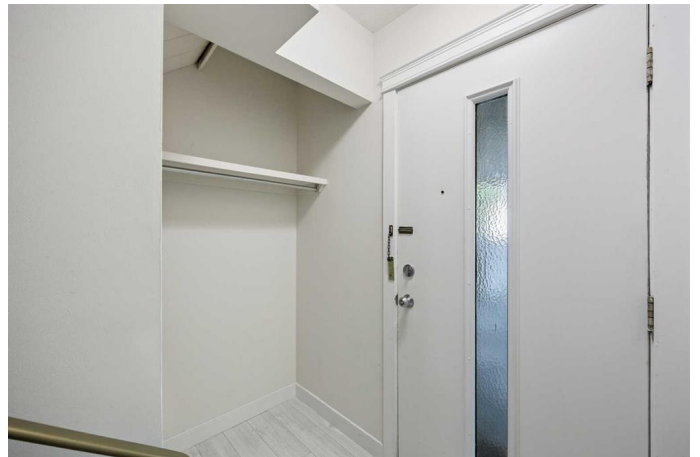
Residential on 0.00 Acres

Varsity, Calgary, Alberta

Welcome to this delightful 3-storey townhouse, perfectly situated in the lively, sought-after, and award winning community of Varsity! Featuring 2 cozy bedrooms and 1 well-appointed bath, this home effortlessly combines comfort and practicality, making it an excellent choice for both savvy investors and first-time homebuyers.

As you enter, you'll be greeted by an open and airy main floor, where the N West-facing living and dining areas flow together harmoniously. The living room radiates coziness, highlighted by soaring ceilings, updated flooring, and a modern charming wood-burning fireplace, while the dining area opens up to your very own private balcony through large glass sliding doors—ideal for unwinding or entertaining loved ones. The bright and renovated kitchen, with its clean lines and generous cabinet space, is a haven for any culinary enthusiast, complete with a handy laundry room that doubles as extra storage.

Venture upstairs to discover newly updated flooring that adds a touch of elegance to the bathroom space. The expansive primary bedroom is a peaceful retreat, featuring a spacious closet and direct access to a second private balcony, perfect for morning coffees or evening relaxation. A second inviting bedroom with an open closet and a clean full bath complete this level, offering comfortable accommodations for both residents and



guests.

This home also comes with a dedicated parking stall, ensuring convenience in this desirable neighborhood. The location is unbeatable, with essential amenities just a short stroll away, including the Brentwood C-Train station, University of Calgary, The newly developed University District, University Research Park, and Market Mall. Outdoor enthusiasts will love the proximity to Echo's Off-Leash Park, the Varsity Community Association and Outdoor Rink, Varsity Acres School, and numerous parks and green spaces. With easy access to Crowchild Trail, commuting is seamless, further enhancing the appeal of this prime location.

Don't let this wonderful opportunity pass you byâ€”schedule your viewing today and discover the charm of living in Varsity!

Built in 1976

Essential Information

MLS® #	A2167000
Price	\$347,588
Sold Price	\$346,588
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,218
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	2007, 3500 Varsity Drive Nw
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Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L1Y3

Amenities

Amenities	Park, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Asphalt, Assigned, Off Street, Plug-In, Stall

Interior

Interior Features	Closet Organizers, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Window Coverings
Heating	Make-up Air, Forced Air
Cooling	Central Air, Rooftop
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Tile, Wood Burning
Basement	None

Exterior

Exterior Features	Balcony, Lighting
Lot Description	Backs on to Park/Green Space, Few Trees, Gentle Sloping
Roof	Flat Torch Membrane
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2024
Date Sold	October 3rd, 2024
Days on Market	15
Zoning	M-C1 d100
HOA Fees	0.00

Listing Details

Listing Office	KIC Realty
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