

# \$325,000 - 505, 3500 Varsity Drive Nw, Calgary

MLS® #A2170039

**\$325,000**

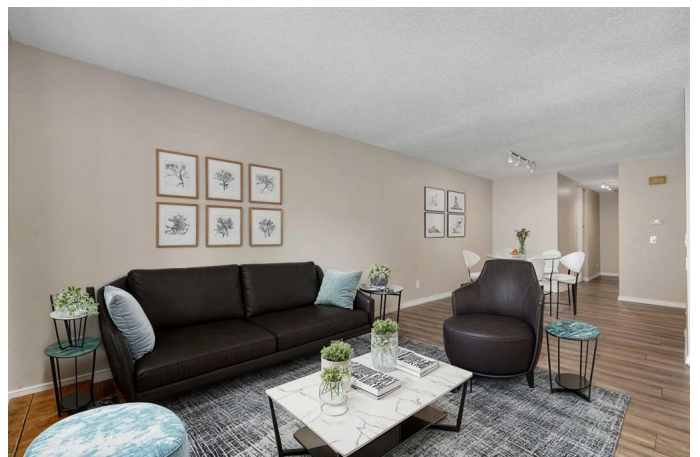
2 Bedroom, 1.00 Bathroom, 913 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

2 BED/1 BATH | ASSIGNED PARKING |  
IN-SUITE LAUNDRY | LARGE PATIO.

Welcome to Varsity! This charming ground-level, 2 bed, 1 bath bungalow condo in McLaurin Village is a perfect opportunity for investors, students, first-time buyers, or empty nesters looking to downsize. The sunny south-facing unit is bright and welcoming, with laminate and tile flooring throughout, and features a spacious living and dining room combination perfect for relaxing or entertaining. Stay cozy in the colder months with a wood-burning fireplace, and enjoy the seamless indoor-outdoor flow with patio doors that lead to a large, private patio—ideal for morning coffee or evening barbecues. The functional galley-style kitchen offers everything you need, while two generously sized bedrooms provide ample space for rest and relaxation. A 4-piece bathroom and in-suite laundry add to the convenience, along with a separate storage room for all your extra belongings. The assigned parking stall is just steps away, making coming and going a breeze. The location couldn't be better—within walking distance to Brentwood Mall, the LRT station, Market Mall, and the University of Calgary. Plus, it's a short commute or bike ride to both Foothills and Children's Hospitals, making this home a fantastic option for healthcare professionals, students, or anyone seeking convenience in a vibrant neighborhood. Don't miss this incredible opportunity to own in one of



Calgary's most sought-after communities!

Built in 1976

**Essential Information**

MLS® #	A2170039
Price	\$325,000
Sold Price	\$321,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	913
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

**Community Information**

Address	505, 3500 Varsity Drive Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1Y3

**Amenities**

Amenities	Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

**Interior**

Interior Features	Laminate Counters, Storage
Appliances	Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

## Exterior

Exterior Features	Other
Lot Description	Low Maintenance Landscape
Roof	Tar/Gravel
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	October 2nd, 2024
Date Sold	October 7th, 2024
Days on Market	5
Zoning	M-C1
HOA Fees	0.00

## Listing Details

Listing Office	RE/MAX First
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