

# \$339,900 - 204, 3500 Varsity Drive Nw, Calgary

MLS® #A2211921

**\$339,900**

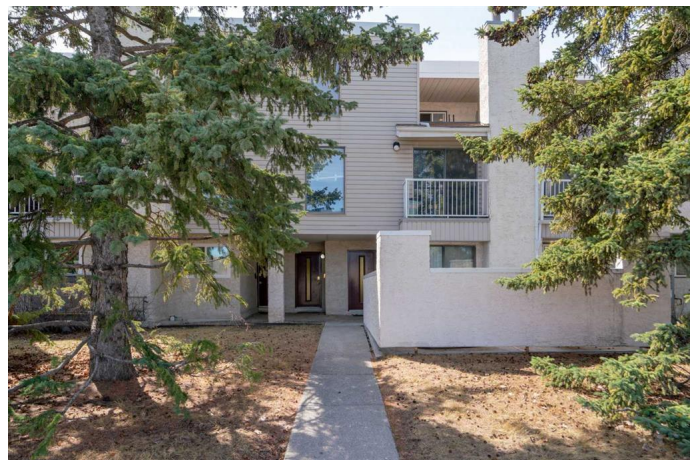
2 Bedroom, 1.00 Bathroom, 1,239 sqft  
Residential on 0.00 Acres

Varsity, Calgary, Alberta

Welcome to this 2-story townhouse in the beautiful McLaurin Village with many large trees, like a park surrounded by many professionals, students and families! It is just one station from the Brentwood C-Train Station to the University of Calgary, four stations to SAIT college and 6 stations to downtown. Minutes Driving to Schools, Brentwood Mall, Market Mall, Northland Mall, Foothills/Children's Hospital, Local Amenities, Restaurants, and Parks etc. The townhouse provides over 1239 square feet, an open concept layout, with updated Furnace with Air Conditioning in 2009. The main floor on the second floor with thorough laminate flooring features a functional kitchen with ss appliances and white cabinets, a nice laundry/storage room beside the kitchen, a large eating area and a sitting area with a wood burning fireplace and a French door leading to a nice Balcony, a very spacious living room with a bright window. Upstairs on the third floor with carpet provides a large master bedroom with a private balcony to enjoy morning coffee and tea with fresh air, another good-size bedroom or office and a 4-pc bathroom. The unit has 1 outside assigned stall parking lot with plug in. The visitor parking lots are close as well. Come to see today!

Built in 1976

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2211921      |
| Price          | \$339,900     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,239         |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 204, 3500 Varsity Drive Nw |
| Subdivision | Varsity                    |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2L 1Y3                    |

### **Amenities**

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s) |
| Appliances        | Dryer, Electric Range, Refrigerator, Washer                  |
| Heating           | Forced Air, Natural Gas                                      |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Wood Burning   |
| Basement          | None   |

### **Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Playground       |
| Lot Description   | Low Maintenance Landscape |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt/Gravel     |
| Construction | Stucco, Wood Frame |
| Foundation   | Poured Concrete    |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 7                |
| Zoning         | M-C1             |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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