

# \$319,900 - 2417, 3500 Varsity Drive Nw, Calgary

MLS® #A2249363

**\$319,900**

2 Bedroom, 1.00 Bathroom, 937 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Welcome to this beautifully updated one-level townhouse in the desirable community of Varsity! Offering 936 sq. ft. of functional living space all on one level with no stairs to climb, this home features a bright and spacious living room with a cozy wood-burning fireplace and sliding patio doors to your private outdoor space overlooking a peaceful green area. The kitchen boasts plenty of cabinetry and counter space, along with a convenient coffee bar area, and flows seamlessly into the dining area. Two bedrooms provide excellent closet space, complemented by a full bathroom, in-suite laundry, and an oversized storage room. Recent upgrades include a new hot water tank, fresh paint, and new kitchen flooring, along with prior updates such as laminate floors, windows, furnace, central A/C, and doors. The professionally managed, pet-friendly complex includes your assigned parking stall (#287) plus plenty of visitor parking. Ideally located close to the University of Calgary, shopping, transit, schools, and major roadways, this home is move-in ready and a fantastic option for first-time buyers, downsizers, or investors. Book your showing today and make this Varsity gem yours!

Built in 1976

## Essential Information

MLS® #                      A2249363

Price                         \$319,900



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 937           |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 2417, 3500 Varsity Drive Nw |
| Subdivision | Varsity                     |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2L 1Y3                     |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                             |
| Parking        | Stall                                         |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                   |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Range Hood, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                    |
| Cooling           | Central Air                                                                   |
| Fireplace         | Yes                                                                           |
| # of Fireplaces   | 1                                                                             |
| Fireplaces        | Wood Burning                                                                  |
| Basement          | None                                                                          |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Private Yard                                                  |
| Lot Description   | Backs on to Park/Green Space, No Neighbours Behind, Greenbelt |
| Roof              | Tar/Gravel                                                    |

|              |                    |
|--------------|--------------------|
| Construction | Stucco, Wood Frame |
| Foundation   | Poured Concrete    |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 2                 |
| Zoning         | M-C1 d100         |
| HOA Fees Freq. | MON               |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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