

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

MLS® #A2211921

**\$339,900**

2 Bedroom, 1.00 Bathroom, 1,239 sqft

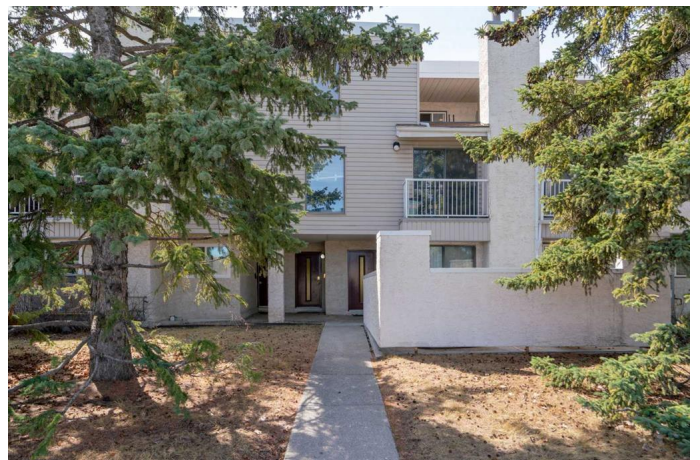
Residential on 0.00 Acres

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	5
Zoning	M-C1

### **Listing Details**

Listing Office	Homecare Realty Ltd.
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