

# \$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

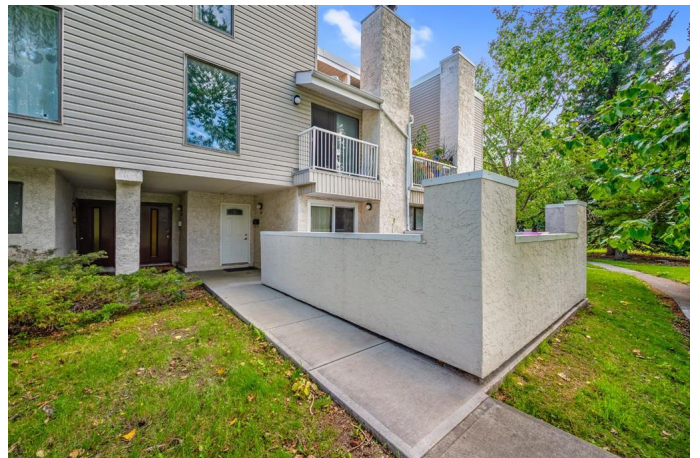
Welcome to this beautifully updated one-level townhouse in the desirable community of Varsity! Offering 936 sq. ft. of functional living space all on one level with no stairs to climb, this home features a bright and spacious living room with a cozy wood-burning fireplace and sliding patio doors to your 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	1
Zoning	M-C1 d100
HOA Fees Freq.	MON

**Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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