

2417, 3500 Varsity Drive NW
Calgary, Alberta

MLS # A2249363

\$319,900

Division:	Varsity		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	937 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Greenbelt, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 203
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

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!