

# \$349,900 - 2401, 3500 Varsity Drive, Calgary

MLS® #A2236139

**\$349,900**

2 Bedroom, 1.00 Bathroom, 1,081 sqft

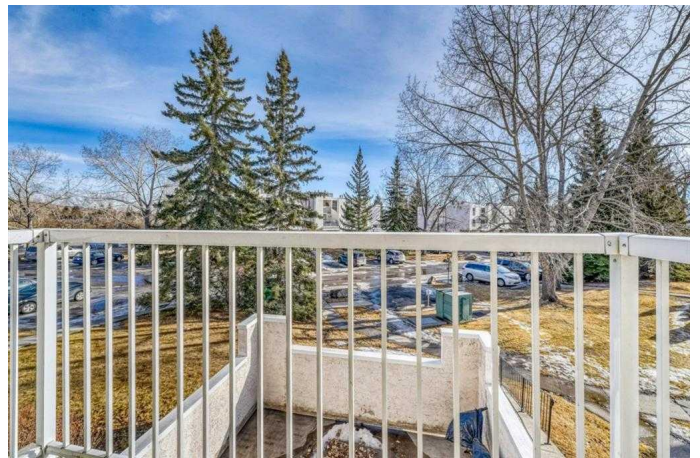
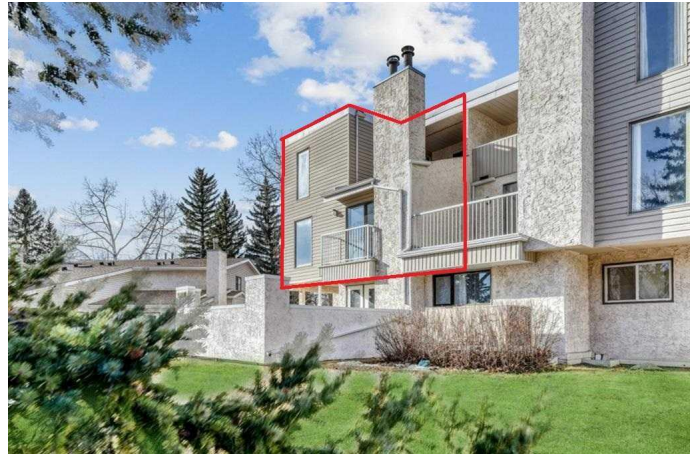
Residential on 0.00 Acres

Varsity, Calgary, Alberta

Priced under assessment. Bike score 81, transit score 69, walk score 65. Unit #2401 in McLaurin Village. A two storey, end unit spacious and bright townhome in Varsity is conveniently located near the U of C, transit, hospitals, and shopping centers. An Excellent investment property, a starter home, or downsize, this one is very versatile! Step inside the front entry and head upstairs to the main floor. Spacious, bright, and open, this space is perfect for entertaining family and friends. A corner fireplace creates a cozy setting with an adjacent balcony with sliding doors. The kitchen has been updated with white cabinets, backsplash, vinyl flooring. Newer appliances. Further into the kitchen is a convenient laundry/storage room. Head upstairs to the top level which offers a large primary bedroom, private upper floor Balcony, and a lot of closet space for storage. Second bed Bedroom and a 4-piece bath complete the top level. The property has a newer hot water tank and A/C. A green space surrounding the complex offers plenty of room to enjoy the outdoors. Landscaping and snow removal are done by the condo management. Low condo fee. Pets are allowed and welcomed with board approval. Dont miss out, call your favorite realtor today.

Built in 1976

## Essential Information



MLS® #	A2236139
Price	\$349,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,081
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	2401, 3500 Varsity Drive
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L1Y3

### **Amenities**

Amenities	Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Storage
Appliances	Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Rooftop
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

### **Exterior**

Exterior Features	Balcony, Lighting
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Lot Description	Landscaped, Lawn, Many Trees
Roof	Tar/Gravel
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 1st, 2025
Days on Market	20
Zoning	M-C1 d100

### **Listing Details**

Listing Office	First Place Realty
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