



## 3500 Varsity Drive Calgary Alberta

\$325,000

2 BED/1 BATH | ASSIGNED PARKING | IN-SUITE LAUNDRY | LARGE PATIO. Welcome to Varsity! This charming ground-level, 2 bed, 1 bath bungalow condo in McLaurin Village is a perfect opportunity for investors, students, first-time buyers, or empty nesters looking to downsize. The sunny south-facing unit is bright and welcoming, with laminate and tile flooring throughout, and features a spacious living and dining room combination perfect for relaxing or entertaining. Stay cozy in the colder months with a wood-burning fireplace, and enjoy the seamless indoor-outdoor flow with patio doors that lead to a large, private patio--ideal for morning coffee or evening barbecues. The functional galley-style kitchen offers everything you need, while two generously sized bedrooms provide ample space for rest and relaxation. A 4-piece bathroom and in-suite laundry add to the convenience, along with a separate storage room for all your extra belongings. The assigned parking stall is just steps away, making coming and going a breeze. The location couldn't be better--within walking distance to Brentwood Mall, the LRT station, Market Mall, and the University of Calgary. Plus, it's a short commute or bike ride to both Foothills and Children's Hospitals, making this home a fantastic option for healthcare professionals, students, or anyone seeking convenience in a vibrant neighborhood. Don't miss this incredible opportunity to own in one of Calgary's most sought-after communities! (id:6769)

Living room 14.17 Ft x 11.58 Ft  
Dining room 10.50 Ft x 9.92 Ft  
Kitchen 10.08 Ft x 5.50 Ft  
4pc Bathroom 7.42 Ft x 8.17 Ft

Storage 12.17 Ft x 3.83 Ft  
Primary Bedroom 13.75 Ft x 10.33 Ft  
Bedroom 13.33 Ft x 8.92 Ft

Listing Presented By:



Originally Listed by:  
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(CENTRAL)**

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