



## 3500 Varsity Drive Calgary Alberta

\$359,900

This well-maintained end-unit in one of Varsity's most sought-after complexes offers over 1,100 sq. ft. of practical living space. This 2 bedroom townhouse provides a peaceful retreat while being steps from everyday conveniences. The open-concept main floor features high ceilings and a cozy wood-burning fireplace with updated cement facade, perfect for relaxing evenings. The kitchen was renovated in 2016 and includes quartz countertops, crisp white cabinetry, a glass backsplash, and white appliances, including a new dishwasher (2024). Plus, under-tile floor heating adds extra comfort during colder months. The adjacent dining area opens to a private balcony, where you can enjoy the tranquil greenery of the complex. The living room is spacious and great for entertaining family and friends. The main floor laundry is equipped with a high-efficiency front-load washer & dryer for added convenience. A stylish open riser staircase leads to the upper level, where the spacious primary bedroom offers direct access to a private upper patio—ideal for enjoying fresh air in a quiet setting. A second bedroom provides flexible space to suit your needs and a full bathroom completes this upper floor. Your new home has air conditioning (Dec 2016) to ensure year-round comfort and comes with an assigned parking stall, offering added convenience in this well-managed complex. Other mentionable updates are the bamboo flooring throughout the main floor and on the stairs, as well as the large windows and patio door (2018). Varsity is one of Calgary's most established and desirable neighbourhoods, known for its tree-lined streets, parks, and top-tier amenities. This location is just minutes from Market Mall, the University of Calgary, Alberta Children's Hospital, Foothills Hospital, and public transit. With low condo fee this home is a fantastic opportunity for first-time buyers or investor...

Living room 17.25 Ft x 11.50 Ft  
Dining room 11.75 Ft x 17.25 Ft  
Kitchen 8.67 Ft x 6.42 Ft  
Laundry room 9.42 Ft x 8.67 Ft

Primary Bedroom 14.50 Ft x 12.67 Ft  
Bedroom 11.42 Ft x 8.33 Ft  
Storage 3.17 Ft x 3.92 Ft  
4pc Bathroom 8.00 Ft x 7.42 Ft

Listing Presented By:



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