



## 3500 Varsity Drive Calgary Alberta

\$319,900

First time buyers, young families, downsizers, or investor ALERT !!! Great potential of this 2 bedrooms BUNGALOW-style unit townhouse at McLaurin Village in Varsity. This lovely unit is over 930 sqft. features an open-concept floor plan—living & dining rooms , an updated kitchen with an ample cabinet, 2 bedrooms and a full 4-piece updated bathroom, a large FENCED patio (14' X 15') off the bright north facing living room, anchored by a wood-burning fireplace. Newer LVP flooring in the front entrance, dining room, kitchen and bathroom, the comfort of the unit also includes the AIR-CONDITIONING, in-suite laundry and a sizable storage area. Key components have also been well maintained, with the updated furnace and hot water tank around 9 years old. The complex is well managed with LOW CONDO FEES. Comes with one assigned parking stall, and lots of the visitor parking throughout. 3 mins walk to street transit stops. Walk to Brentwood LRT (600m), the U of C. 5 minutes drive to the University District Calgary, Market Mall, Foothill and Children's Hospitals. 10 minutes to Downtown. 8 public & 6 Catholic schools, and 2 private schools nearby serve this home. Book your showing NOW! (id:6769)

Living room 13.83 Ft x 11.50 Ft

Dining room 10.00 Ft x 5.00 Ft

Kitchen 10.00 Ft x 5.83 Ft

Primary Bedroom 13.50 Ft x 10.17 Ft

Bedroom 10.00 Ft x 8.92 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
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**RE/MAX Realty Professionals**

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