

# \$375,000 - 306, 3500 Varsity Drive Nw, Calgary

MLS® #A2230537

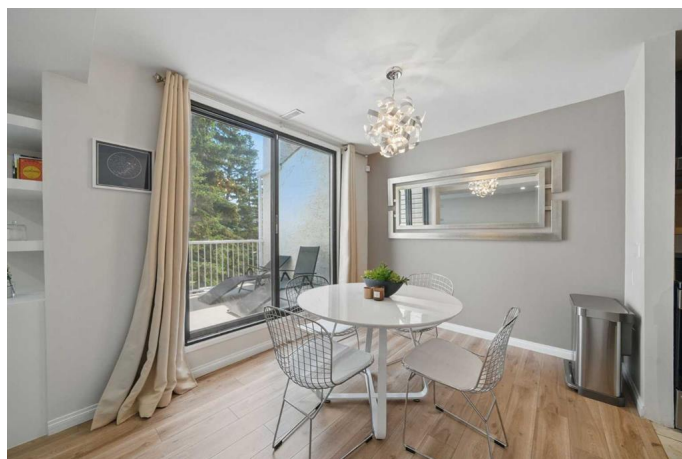
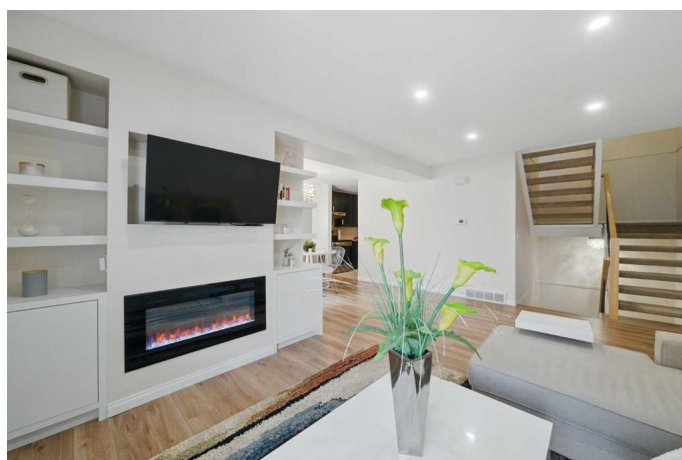
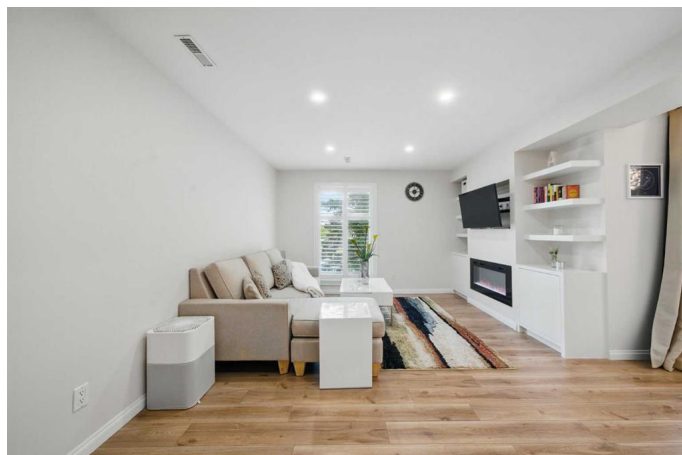
**\$375,000**

2 Bedroom, 1.00 Bathroom, 1,020 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Recently renovated and move-in ready, this stylish townhouse is located in the heart of Varsity—one of Calgary’s most prestigious and sought-after neighborhoods—making it a perfect opportunity for first-time homebuyers, students, professionals, or savvy investors. Surrounded by mature trees, the complex offers a peaceful, park-like setting and a thoughtfully designed living space spread across three levels. Upon entry, you're welcomed by a bright foyer adorned with a crystal chandelier. Heading up to the main level, you’ll find a sun-filled open-concept layout featuring large windows, an updated electric fireplace with a built-in TV shelf, a dedicated dining area, and sliding doors leading to a spacious private balcony—perfect for unwinding after a long day. The kitchen is equipped with an induction stove and flows seamlessly into the living space, complemented by newer flooring, modern lighting, custom built-in closets, and a convenient work-from-home office nook. The upper level offers generously sized bedrooms with great natural light and custom closets in a Primary bedroom, along with a second private balcony off the primary bedroom for your own quiet retreat. Located just minutes from the University of Calgary, Brentwood LRT station, Market Mall, top-rated schools, Bowmont Park, Bow River pathways, and Nose Hill Park, and with easy access to Crowchild Trail, Foothills Hospital, Alberta Children’s Hospital, and



McMahon Stadium, this well-managed complex with low condo fees offers unmatched value, lifestyle, and long-term investment potential. Whether you're a first-time buyer, professional, student, or investor, this home checks all the boxes – just move in and enjoy! Check out virtual tour.

Built in 1976

### Essential Information

MLS® #	A2230537
Price	\$375,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,020
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	306, 3500 Varsity Drive Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L1Y3

### Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Closet Organizers, No Smoking Home
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Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Low Maintenance Landscape, Street Lighting, Yard Lights
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	15
Zoning	M-C1 d100

## Listing Details

Listing Office	CIR Realty
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