

\$347,500 - 409, 3500 Varsity Drive Nw, Calgary

MLS® #A2252999

\$347,500

2 Bedroom, 1.00 Bathroom, 1,057 sqft

Residential on 0.00 Acres

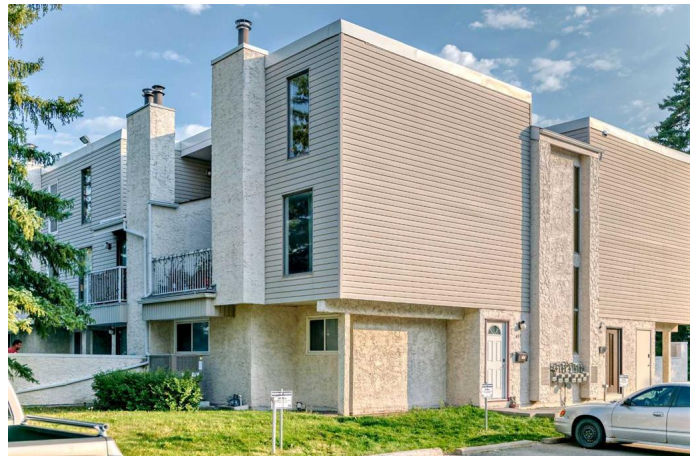
Varsity, Calgary, Alberta

Welcome to this fantastic 2-bedroom townhome – an ideal choice for first-time buyers or investors! Perfectly situated in the highly sought-after community of Varsity, this home offers unbeatable convenience with close proximity to Brentwood LRT, Northland Village Mall, Market Mall, Brentwood Village Shops, and an array of local amenities and restaurants.

Commuting is a breeze with just a 5-minute drive to the University of Calgary, Foothills Hospital, Alberta Children’s Hospital, and the University Research Park – including the Smart Technology Building.

This three-level home is thoughtfully designed with functional living in mind. The main-level foyer provides a welcoming entry with space for jackets and shoes. Upstairs, the bright and airy second level is flooded with natural light from large windows and features an expansive balcony, perfect for relaxing or entertaining. You'll love the updated kitchen, cozy office nook, spacious dining and living areas, a large pantry, and convenient in-unit laundry. On the upper level, you'll find two generously sized bedrooms, including a primary bedroom with its own private balcony – ideal for enjoying sunny mornings or quiet evenings. Additional highlights include central A/C, ample storage, and a well-managed condo complex in a prime location.

Built in 1976



Essential Information

MLS® #	A2252999
Price	\$347,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,057
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	409, 3500 Varsity Drive Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L1Y3

Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

Exterior

Exterior Features	Balcony
-------------------	---------

Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 1st, 2025
Days on Market	16
Zoning	M-C1d100

Listing Details

Listing Office	DreamHouse Realty Ltd.
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.