

# \$359,900 - 1507, 3500 Varsity Drive Nw, Calgary

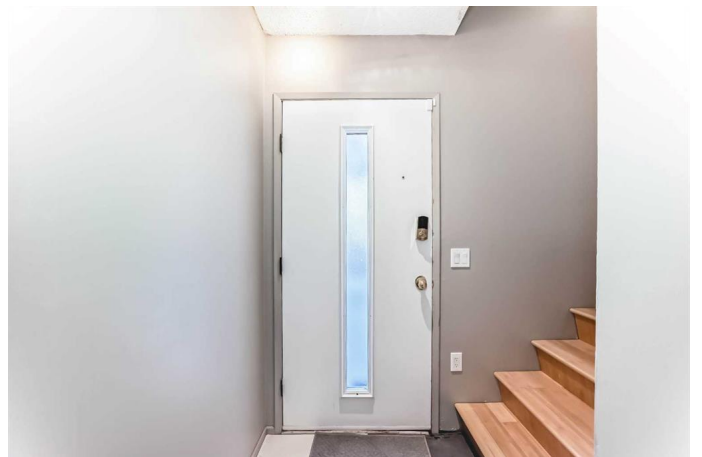
MLS® #A2202985

**\$359,900**

2 Bedroom, 1.00 Bathroom, 1,136 sqft  
Residential on 0.00 Acres

Varsity, Calgary, Alberta

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 investors looking for a well-situated property.

Built in 1976

### Essential Information

MLS® #	A2202985
Price	\$359,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,136
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	1507, 3500 Varsity Drive Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1Y3

### Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	1
Parking	Stall, Assigned

## Interior

Interior Features	High Ceilings, Open Floorplan, Quartz Counters
Appliances	Built-In Refrigerator, Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape, Many Trees, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 19th, 2025
Days on Market	16
Zoning	M-C1

## Listing Details

Listing Office	Royal LePage Benchmark
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