

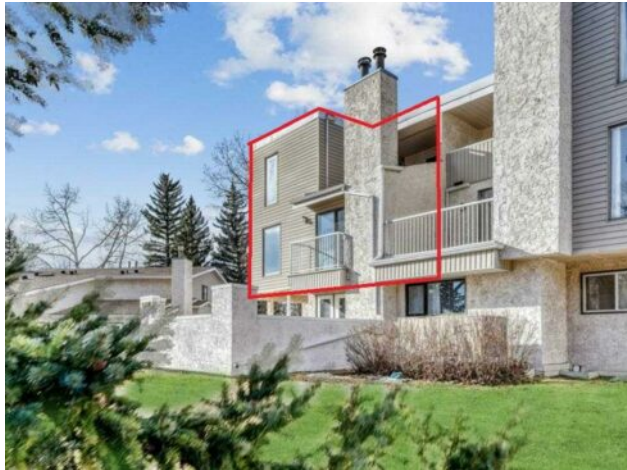


GRASSROOTS
REALTY GROUP

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**2401, 3500 Varsity Drive
Calgary, Alberta**

MLS # A2236139



\$355,000

Division:	Varsity		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,081 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Lawn, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 278
Basement:	None	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: N/A

Priced under assessment. Bike score 81, transit score 69, walk score 65. Unit #2401 in McLaurin Village. A two storey, end unit spacious and bright townhome in Varsity is conveniently located near the U of C, transit, hospitals, and shopping centers. An Excellent investment property, a starter home, or downsize, this one is very versatile! Step inside the front entry and head upstairs to the main floor. Spacious, bright, and open, this space is perfect for entertaining family and friends. A corner fireplace creates a cozy setting with an adjacent balcony with sliding doors. The kitchen has been updated with white cabinets, backsplash, vinyl flooring. Newer appliances. Further into the kitchen is a convenient laundry/storage room. Head upstairs to the top level which offers a large primary bedroom, private upper floor Balcony, and a lot of closet space for storage. Second bed Bedroom and a 4-piece bath complete the top level. The property has a newer hot water tank and A/C. A green space surrounding the complex offers plenty of room to enjoy the outdoors. Landscaping and snow removal are done by the condo management. Low condo fee. Pets are allowed and welcomed with board approval. Dont miss out, call your favorite realtor today.