



GRASSROOTS
REALTY GROUP

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**2209, 3500 Varsity Drive NW
Calgary, Alberta**

MLS # A2239186



\$329,500

Division:	Varsity		
Type:	Residential/Other		
Style:	Bungalow		
Size:	949 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape		

Heating:	Baseboard, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 218
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Wood Windows		

Inclusions: none

This 949 sq ft single-level townhouse features 2 bedrooms, new carpet and fresh paint (July 2025), and a cozy wood-burning fireplace (and an electric fireplace). Enjoy the convenience of in-suite laundry, assigned parking stall and a private patio with secure storage for your bikes, seasonal gear or gardening tools. Pets need Board approval. Perfect for first-time buyers, students, or investors, this move-in ready home is just a short walk to the University of Calgary, LRT, Brentwood & Market Malls, and major amenities. Easy direct access to this unit from 37th St NW. These bungalow style units are a rare find in this complex —don't miss out. And don't forget to check out the 3D tour!