



GRASSROOTS
REALTY GROUP

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409, 3500 VARSITY Drive NW
Calgary, Alberta

MLS # A2252999



\$347,500

Division:	Varsity		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,057 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 263
Basement:	None	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry		

Inclusions: none

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.