



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1601, 3500 Varsity Drive NW
Calgary, Alberta

MLS # A2266502



\$330,000

Division:	Varsity		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,128 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 263
Basement:	None	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Location, lifestyle, and opportunity — this Varsity gem has it all! Just minutes from the University of Calgary, this 2-bedroom townhome offers over 1,000 square feet of bright, comfortable living space in one of Calgary’s most sought-after communities. Perfect for students, young professionals, or savvy investors, this property features hardwood floors throughout, a cozy wood-burning fireplace, and an upgraded kitchen with stainless steel appliances. The open, functional layout makes everyday living easy, while two private decks provide great outdoor space to study, relax and soak in the peaceful surroundings. The unbeatable Varsity location is all about convenience. You’re close to campus, transit, parks, shopping, and restaurants — everything you need is just steps away. Whether you’re looking for a low-maintenance home near school or an investment with strong rental potential, this property checks every box. Turn the key, move right in, or start earning returns immediately — either way, it’s a smart move near campus.