



GRASSROOTS
REALTY GROUP

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105, 3500 Varsity Drive NW
Calgary, Alberta

MLS # A2269452



\$294,900

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	896 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Asphalt, Assigned, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 203
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1 d100
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Soaking Tub, Storage		

Inclusions: N/A

Welcome home to this inviting two-bedroom, one-bath condo offering comfort, convenience, and a touch of warmth. Enjoy step-free ground-floor access—perfect for easy living and accessibility. Inside, a spacious open-concept living and dining area welcomes you with natural light and a cozy wood-burning fireplace, ideal for relaxing or entertaining. The large private patio extends your living space outdoors, providing a sunny retreat for morning coffee, gardening, or alfresco dining. Thoughtfully designed for everyday convenience, the home includes in-unit laundry, ample storage, and a practical layout that feels both open and comfortable. Nestled in a well-maintained community close to The University of Calgary, schools, shops, parks, and public transit, this condo is a perfect blend of comfort, simplicity, and location.