



GRASSROOTS
REALTY GROUP

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2301, 3500 Varsity Drive NW
Calgary, Alberta

MLS # A2269776



\$329,900

Division:	Varsity		
Type:	Residential/Other		
Style:	Bungalow		
Size:	880 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 219
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: N/A

Location, Location, Location! Nestled in the highly sought-after community of Varsity, this bungalow-style townhouse is a rare gem—no neighbours above, private patio and a short walk to the University of Calgary, LRT, and Market Mall. Step inside to discover an open-concept floorplan that perfectly blends comfort and style. The updated kitchen features granite countertops, abundant cabinetry, and seamlessly flows into the spacious dining and living area with hardwood floors and a cozy fireplace. From here, balcony doors open to a huge, south-east facing patio—the ideal spot for morning coffee or evening BBQ. Designed with practicality in mind, this home boasts exceptional storage throughout, including expansive wardrobes in every bedroom and a large storage room with access to a partial basement. The professionally managed, pet-friendly complex includes your assigned parking stall (#280) plus plenty of visitor parking. Whether you're a first-time buyer, savvy investor, or looking to downsize without compromise, this stylish Varsity townhome offers unbeatable value, location and lifestyle.