



**1411, 3500 Varsity Drive NW
Calgary, Alberta**

MLS # A2301164



\$275,000

Division:	Varsity		
Type:	Residential/Other		
Style:	1 and Half Storey		
Size:	887 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 203
Basement:	Crawl Space	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: None

Prime Location | Low Condo Fees | Move-In Ready. Welcome to this beautifully updated townhouse in the highly sought-after community of Varsity—perfect for homeowners and investors alike. This well-maintained unit features newer carpets in both bedrooms and durable vinyl plank flooring throughout, offering a modern and low-maintenance living space. The kitchen has been refreshed with updated cabinets and countertops, while the bathroom showcases a newer vanity and countertop, creating a clean and contemporary feel. A recently updated hot water tank adds further peace of mind. Enjoy the convenience of in-suite laundry and an assigned parking stall, making everyday living easy and efficient. The location is truly unbeatable—just a short walk to the University of Calgary, Brentwood LRT Station, and nearby shopping centres. With quick access to Crowchild Trail, you’re minutes from Market Mall, top-rated schools, hospitals, and a wide range of amenities. Quick possession available—move in right away or add a strong property to your investment portfolio.