

# \$368,000 - 2204, 3500 Varsity Drive Nw, Calgary

MLS® #A2227580

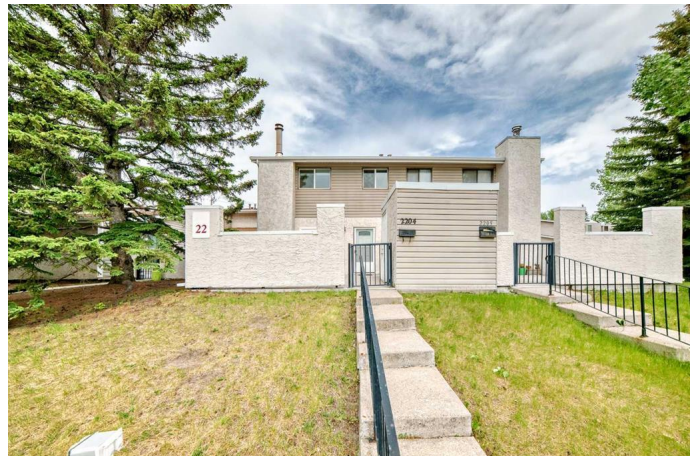
**\$368,000**

3 Bedroom, 1.00 Bathroom, 1,088 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

\*\*\* #2204-3500 Varsity DR NW \*\*\* Amazing location! This lovely townhouse features mature trees, green spaces and a dog park. Also close to all of the amenities of Brentwood Village Shopping Centre, the University of Calgary and the LRT are all within walking distance , close to the playground and schools .Â This spacious three bedroom unit ( not stackedÂ style ) has been updated with new paint, newer vinyl plank / laminateÂ floor and newer light fixtures throughout. You will find an upgraded kitchen , bathroom and even all vinylÂ windows and patio door .Â Outside the large patio door there is a huge, sunny, enclosed concrete patio ready to be turned into your own private outdoor oasis with aÂ special storage room that is for your convenience or bike storage . Check the photos please and come see how you can live your best life in Brentwood with the perfect combination of nature, living space, and all local amenities. Well run complex with low condo fee , Move in ready Condition , Perfect property for first time buyer or investor , won't last , Call you agent today !



Built in 1976

## Essential Information

MLS® # A2227580

Price \$368,000

Bedrooms 3

|                |               |
|----------------|---------------|
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,088         |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 2204, 3500 Varsity Drive Nw |
| Subdivision | Varsity                     |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2L1Y3                      |

### Amenities

|                |                                          |
|----------------|------------------------------------------|
| Amenities      | Parking, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                        |
| Parking        | Stall                                    |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home                        |
| Appliances        | Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                  |
| Cooling           | None                                                                     |
| Fireplace         | Yes                                                                      |
| # of Fireplaces   | 1                                                                        |
| Fireplaces        | Living Room, Wood Burning                                                |
| Basement          | None                                                                     |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Lighting, Storage                |
| Lot Description   | Street Lighting, Yard Lights     |
| Roof              | Asphalt Shingle                  |
| Construction      | Stucco, Vinyl Siding, Wood Frame |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      June 6th, 2025  
Days on Market                28  
Zoning                              M-C1 d100

**Listing Details**

Listing Office                    First Place Realty

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