

# \$375,000 - 306, 3500 Varsity Drive Nw, Calgary

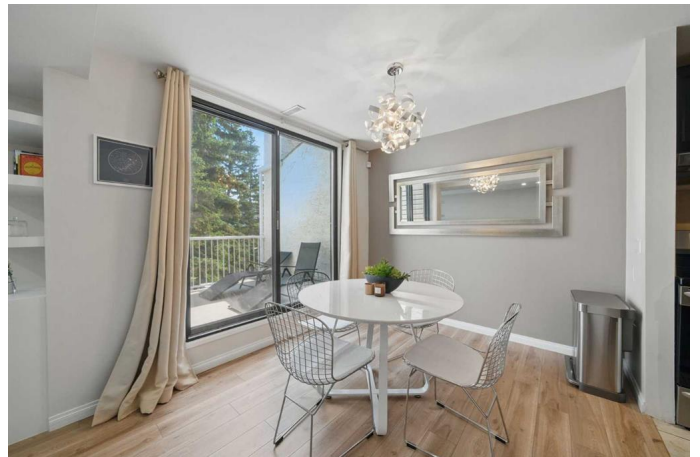
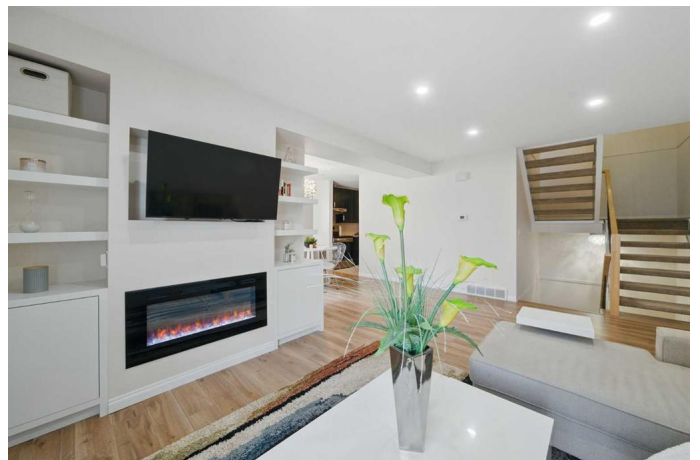
MLS® #A2230537

**\$375,000**

2 Bedroom, 1.00 Bathroom, 1,020 sqft  
Residential on 0.00 Acres

Varsity, Calgary, Alberta

Recently renovated and move-in ready, this stylish townhouse is located in the heart of Varsity—one of Calgary’s most prestigious and sought-after neighborhoods—making it a perfect opportunity for first-time homebuyers, students, professionals, or savvy investors. Surrounded by mature trees, the complex offers a peaceful, park-like setting and a thoughtfully designed living space spread across three levels. Upon entry, you're welcomed by a bright foyer adorned with a crystal chandelier. Heading up to the main level, you’ll find a sun-filled open-concept layout featuring large windows, an updated electric fireplace with a built-in TV shelf, a dedicated dining area, and sliding doors leading to a spacious private balcony—perfect for unwinding after a long day. The kitchen is equipped with an induction stove and flows seamlessly into the living space, complemented by newer flooring, modern lighting, custom built-in closets, and a convenient work-from-home office nook. The upper level offers generously sized bedrooms with great natural light and custom closets in a Primary bedroom, along with a second private balcony off the primary bedroom for your own quiet retreat. Located just minutes from the University of Calgary, Brentwood LRT station, Market Mall, top-rated schools, Bowmont Park, Bow River pathways, and Nose Hill Park, and with easy access to Crowchild Trail, Foothills Hospital, Alberta Children’s Hospital, and



McMahon Stadium, this well-managed complex with low condo fees offers unmatched value, lifestyle, and long-term investment potential. Whether youâ€™re a first-time buyer, professional, student, or investor, this home checks all the boxes â€“ just move in and enjoy! Check out virtual tour.

Built in 1976

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2230537      |
| Price          | \$375,000     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,020         |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 306, 3500 Varsity Drive Nw |
| Subdivision | Varsity                    |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2L1Y3                     |

**Amenities**

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

**Interior**

|                   |                                    |
|-------------------|------------------------------------|
| Interior Features | Closet Organizers, No Smoking Home |
|-------------------|------------------------------------|

|                 |  |
|-----------------|--|
| Appliances      | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating         | Forced Air   |
| Cooling         | None   |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Electric   |
| Basement        | None   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony   |
| Lot Description   | Low Maintenance Landscape, Street Lighting, Yard Lights |
| Roof              | Asphalt Shingle   |
| Construction      | Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 12              |
| Zoning         | M-C1 d100       |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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