

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

MLS® #A2230537

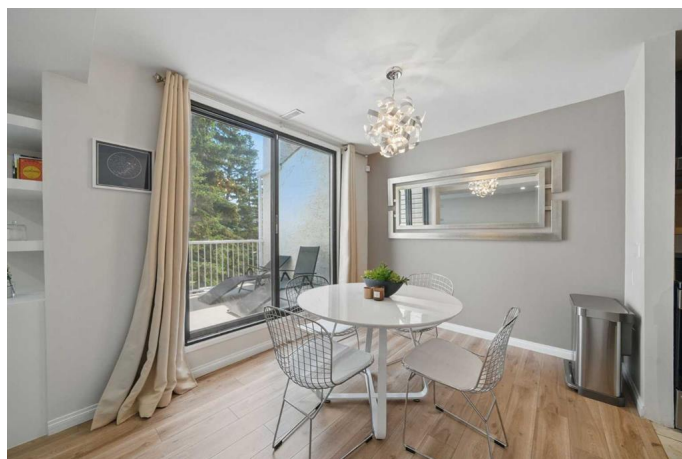
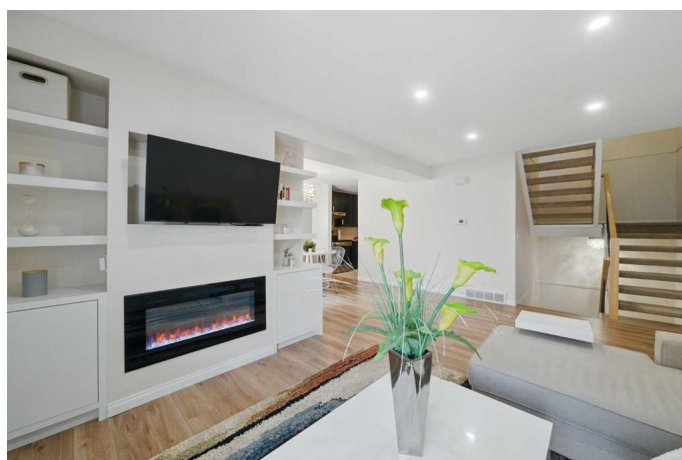
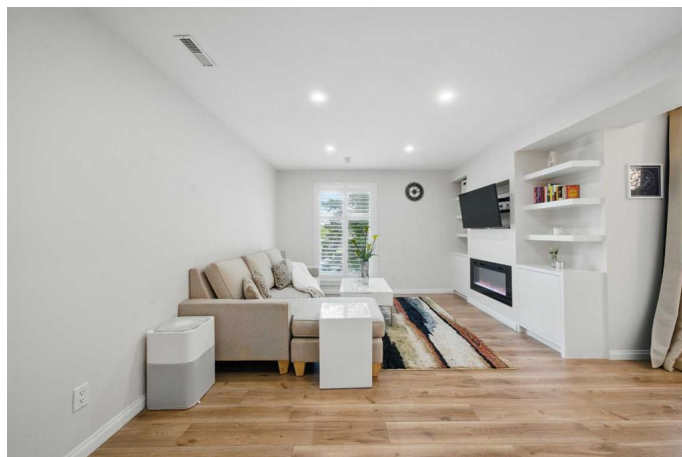
**\$375,000**

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 you're a first-time buyer, professional, student, or investor, this home checks all the boxes – 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	9
Zoning	M-C1 d100

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.