

\$379,500 - 77 Columbia Boulevard W, Lethbridge

MLS® #A2249594

\$379,500

3 Bedroom, 3.00 Bathroom, 1,275 sqft
Residential on 0.08 Acres

Varsity Village, Lethbridge, Alberta

Welcome to 77 Columbia Blvd â€“ Where Comfort Meets Community in One of Lethbridgeâ€™s Most Desirable 55+ Villas Step into a life of ease and elegance in this beautifully designed side-by-side condo, nestled in a friendly age restricted community. With over 1,250 sq ft of thoughtfully laid-out living space, this home offers the perfect blend of comfort, style, and functionality.

Inside, you'll find a spacious and sun-filled layout with vaulted ceilings that create an open, airy feel. The heart of the home is a warm and welcoming living area, anchored by a stunning 3-sided gas fireplace â€“ perfect for cozy mornings with coffee or relaxing evenings with friends.

The large primary bedroom is a peaceful retreat, complete with a 5' shower ensuite for your daily comfort. Two additional bedrooms offer space for guests, a home office, or hobbies, supported by a main 2-piece bath and a 3-piece bath on the lower level. Youâ€™ll love the extras: main floor laundry, a huge rec room for entertaining or unwinding, ample storage throughout, and a double attached garage to keep you warm in winter and cool in summer. Enjoy modern touches like air conditioning, central vacuum, and a gas BBQ hookup â€“ all designed to make everyday living just a little easier.

Perfectly positioned within the complex, this home offers both privacy and convenience. You're just steps from beautiful Nicholas Sheran Lake, nearby restaurants, grocery



stores, doctorsâ€™ offices, bike paths, bus routes, and everything you need for an active, low-maintenance lifestyle.

Whether youâ€™re a retiree looking to downsize without compromise or a professional seeking peace and simplicity, this home is ready to welcome you.

Call your favorite REALTOR® today to book your private showing â€” and start your next chapter at 77 Columbia Blvd.

Built in 1995

Essential Information

MLS® #	A2249594
Price	\$379,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,275
Acres	0.08
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	77 Columbia Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4B7

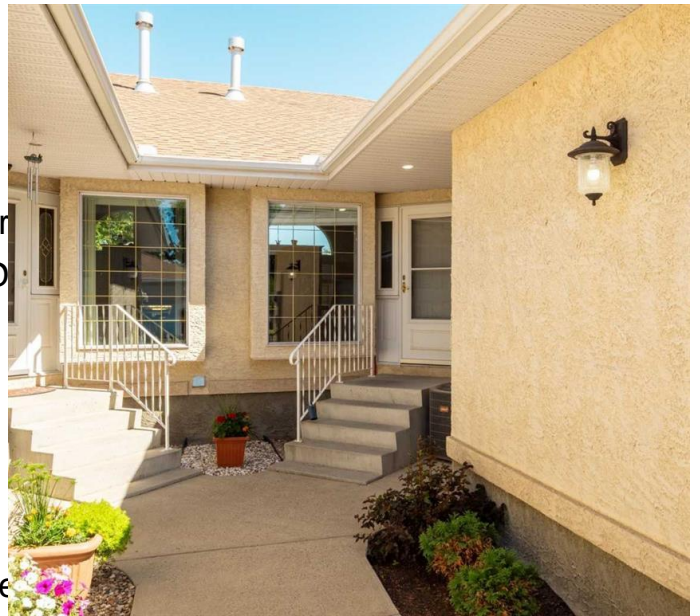
Amenities

Amenities	Parking
Parking Spaces	4

Parking Double Garage Attached
of Garages 2

Interior

Interior Features Built-in Features, See Remarks
Appliances Central Air Conditioner, Dishwasher, Washer, Window Coverings
Heating Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Stone, Dining Room, See Remarks
Has Basement Yes
Basement Finished, Full



Exterior

Exterior Features BBQ gas line
Lot Description Landscaped, No Neighbours Behind
Roof Asphalt Shingle
Construction Stucco
Foundation Poured Concrete

Additional Information

Date Listed August 23rd, 2025
Days on Market 2
Zoning R-37

Listing Details

Listing Office SUTTON GROUP - LETHBRIDGE

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