

\$350,000 - 2302, 3500 Varsity Drive Nw, Calgary

MLS® #A2224981

\$350,000

3 Bedroom, 1.00 Bathroom, 1,113 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Welcome to Varsity! This three-bedroom townhouse is being offered in one of the most desirable floorplans in ever popular McLaurin Village – a rare find and an ideal opportunity for first-time buyers, students, or savvy investors alike. With its prime location and thoughtful layout, this two-storey home offers a perfect blend of comfort, convenience, and low-maintenance living. Step inside to discover updated flooring throughout the home, offering a fresh and modern feel that complements any style. The main level features a spacious living room anchored by a cozy wood-burning fireplace – a charming focal point perfect for relaxing after a long day or gathering with friends. The galley-style kitchen has been enhanced with updated appliances and provides plenty of cabinetry and counter space for your culinary needs. A large dining area connects the space, making it ideal for casual dinners or entertaining guests.

Upstairs, you'll find three generously sized bedrooms, each with ample closet space, offering comfortable retreats for roommates, family members, or home office setups. The full bathroom is centrally located for easy access, and the layout ensures privacy and quiet for all occupants. This home also offers in-suite laundry for added convenience and a large private patio, perfect for enjoying your morning coffee or evening downtime. The patio also features a secure outdoor storage room, giving you plenty of space for bikes, seasonal items, or outdoor gear. Additional



perks include an assigned parking stall, and all the essentials are right at your doorstep—just a short walk to the University of Calgary, the LRT, public transit, shopping centres, and all major amenities. Whether you're looking for a smart investment property, your first home, or a comfortable place close to campus, this move-in ready townhouse is a fantastic choice in a location that simply can't be beat. Don't miss your chance to own one of the best floorplans in the complex!

Built in 1976

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2224981 |
| Price | \$350,000 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,113 |
| Acres | 0.00 |
| Year Built | 1976 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 2302, 3500 Varsity Drive Nw |
| Subdivision | Varsity |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2L 1Y3 |

Amenities

| | |
|----------------|--------------------------|
| Amenities | Storage, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Assigned, Stall, Outside |

Interior

| | |
|-------------------|---|
| Interior Features | Beamed Ceilings, Laminate Counters, Storage |
| Appliances | Dishwasher, Dryer, Electric Stove, Refrigerator, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Living Room, Wood Burning |
| Basement | None |

Exterior

| | |
|-------------------|----------------------------------|
| Exterior Features | Storage |
| Lot Description | Low Maintenance Landscape, Other |
| Roof | Asphalt Shingle |
| Construction | Stucco, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 27th, 2025 |
| Days on Market | 9 |
| Zoning | M-C1 d100 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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.