$319,900 - 2417, 3500 Varsity Drive Nw, Calgary

MLS® #A2249363

$319,900
2 Bedroom, 1.00 Bathroom, 937 sqft
Residential on 0.00 Acres

Varsity, Calgary, Alberta

Welcome to this beautifully updated one-level townhouse in the desirable community of Varsity! Offering 936 sq. ft. of functional living space all on one level with no stairs to climb, this home features a bright and spacious living room with a cozy wood-burning fireplace and sliding patio doors to your private outdoor space overlooking a peaceful green area. The kitchen boasts plenty of cabinetry and counter space, along with a convenient coffee bar area, and flows seamlessly into the dining area. Two bedrooms provide excellent closet space, complemented by a full bathroom, in-suite laundry, and an oversized storage room. Recent upgrades include a new hot water tank, fresh paint, and new kitchen flooring, along with prior updates such as laminate floors, windows, furnace, central A/C, and doors. The professionally managed, pet-friendly complex includes your assigned parking stall (#287) plus plenty of visitor parking. Ideally located close to the University of Calgary, shopping, transit, schools, and major roadways, this home is move-in ready and a fantastic option for first-time buyers, downsizers, or investors. Book your showing today and make this Varsity gem yours!

Built in 1976

Essential Information

MLS® #	A2249363
Price	$319,900

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	937
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	2417, 3500 Varsity Drive Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1Y3

Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	See Remarks
Appliances	Bar Fridge, Dishwasher, Dryer, Range Hood, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Greenbelt
Roof	Tar/Gravel

Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 19th, 2025
Days on Market	3
Zoning	M-C1 d100
HOA Fees Freq.	MON

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)

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