$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 â€”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 fireplaceâ€”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, youâ€™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 doorstepâ€”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 canâ€™t be beat. Donâ€™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	10
Zoning	M-C1 d100

Listing Details

Listing Office	Royal LePage Benchmark

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