# \$329,900 - 1310, 3500 Varsity Drive Nw, Calgary

MLS® #A2254011

# \$329,900

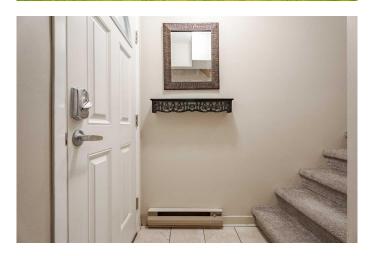
2 Bedroom, 1.00 Bathroom, 1,092 sqft Residential on 0.00 Acres

Varsity, Calgary, Alberta

Welcome to McLaurin Village in the heart of Varsity â€" one of Calgary's most prestigious and sought-after communities. This outstanding two-storey townhouse offers over 1,090 sq. ft. of comfortable and quiet living space, ideally located across from a beautiful open green space. A truly rare find, this unit features not one, but two balconies â€" both facing the green space for peaceful views year-round. Step inside to discover a home that has been lovingly maintained and extensively upgraded. Renovated kitchen with granite countertops, tile backsplash and flooring, upgraded plumbing and electrical, and stainless steel appliances (including dishwasher). Large balcony off the dining room â€" perfect for morning coffee or evening relaxation. Renovated 4-piece bathroom with full tile surround to the ceiling and detailed carpentry finishes. All windows, front entrance door, and patio door were replaced in 2017 for enhanced energy efficiency and modern aesthetics. Newer closet and bedroom doors (2020). Electric fireplace installed in 2021, adding warmth and ambiance. Upgraded light fixtures, newer carpet in 2020 and ample laundry/storage area for added convenience. Private second balcony off the primary bedroom â€" your own quiet retreat. Located in the best spot within this well-managed complex with low condo fees, you're just minutes away from everything: University of Calgary; Brentwood LRT station & bus stop; Market Mall, Northland & Brentwood Malls;







Foothills and Alberta Children's Hospitals; McMahon Stadium & Nose Hill Park; Easy access to Crowchild Trail and a short commute to downtown. This extraordinarily clean and well-kept unit is ideal for first-time homebuyers, young professionals, families, or investors. Don't miss this opportunity â€" contact your favourite Realtor today to book a showing!

Built in 1976

#### **Essential Information**

MLS® # A2254011 Price \$329,900

Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 1,092 Acres 0.00 Year Built 1976

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 1310, 3500 Varsity Drive Nw

Subdivision Varsity
City Calgary
County Calgary
Province Alberta
Postal Code T2L 1Y3

#### **Amenities**

Amenities Parking, Snow Removal, Visitor Parking, Trash

Parking Spaces

Parking Assigned, Stall

1

# Interior

Interior Features Granite Counters, No Animal Home, No Smoking Home, Open

Floorplan, Storage

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Electric
Basement None

#### **Exterior**

Exterior Features Courtyard
Lot Description Many Trees
Roof Tar/Gravel

Construction Stucco, Vinyl Siding Foundation Poured Concrete

#### **Additional Information**

Date Listed September 4th, 2025

Days on Market 56

Zoning M-C1 d100

# **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

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