

# \$329,500 - 2209, 3500 Varsity Drive Nw, Calgary

MLS® #A2239186

## \$329,500

2 Bedroom, 1.00 Bathroom, 949 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

This 949 sq ft single-level townhouse features 2 bedrooms, new carpet and fresh paint (July 2025), and a cozy wood-burning fireplace (and an electric fireplace). Enjoy the convenience of in-suite laundry, assigned parking stall and a private patio with secure storage for your bikes, seasonal gear or gardening tools. Pets need Board approval. Perfect for first-time buyers, students, or investors, this move-in ready home is just a short walk to the University of Calgary, LRT, Brentwood & Market Malls, and major amenities. Easy direct access to this unit from 37th St NW. These bungalow style units are a rare find in this complex – don't miss out. And don't forget to check out the 3D tour!

Built in 1976

### Essential Information

MLS® #	A2239186
Price	\$329,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	949
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow



Status	Active
--------	--------

## Community Information

Address	2209, 3500 Varsity Drive Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1Y3

## Amenities

Amenities	Park
Parking Spaces	1
Parking	Assigned, Stall, Plug-In

## Interior

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan, Wood Windows
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Mantle, See Remarks, Wood Burning
Basement	None

## Exterior

Exterior Features	Courtyard
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 17th, 2025
Days on Market	5
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.