

\$325,000 - 417, 3500 Varsity Drive Nw, Calgary

MLS® #A2255447

\$325,000

2 Bedroom, 1.00 Bathroom, 893 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

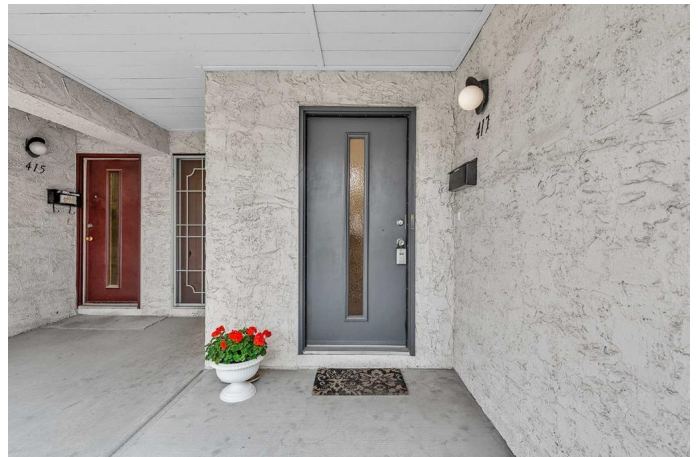
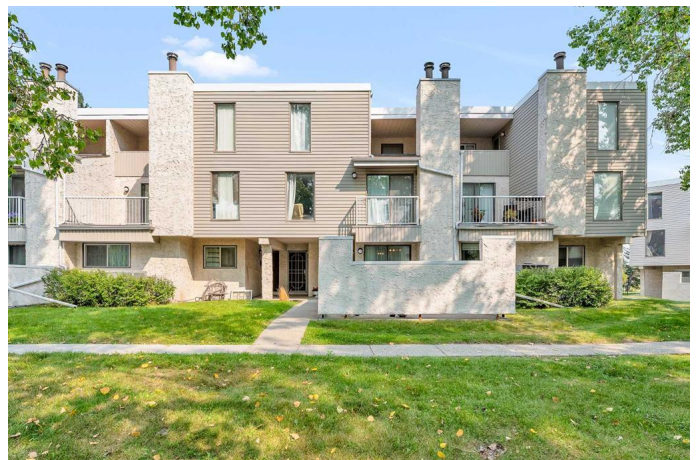
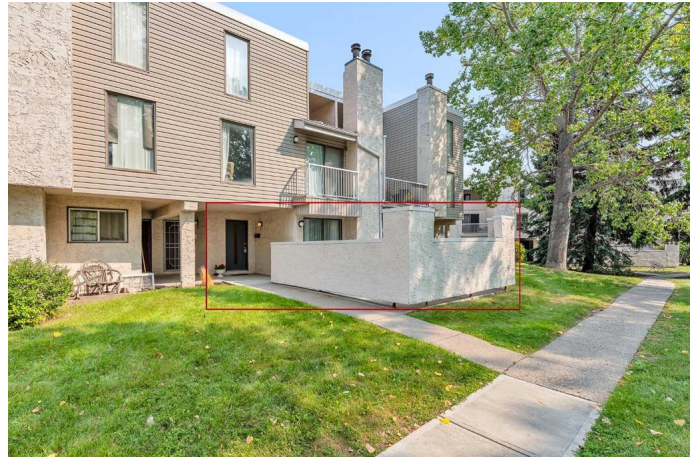
EXCELLENT Condition BRIGHT & SPACIOUS 2-Bedroom Bungalow With 1100 SQ FT of Functional Space || Recent Updates: FRESHLY PAINTED || Vinyl Flooring (2022) || CENTRAL AIR (2018) and Furnace (2018) || Hot Water Tank (2022) || Reglazed Bathtub (2022) || Counters (2022) || Bath Faucet (2022) || Kitchen Faucet (2025) || Toilet (2022) || Most Light Fixtures (2022) || WOOD FIREPLACE || Massive PARK/GREEN SPACE OUT FRONT || FREE Assigned Outdoor PARKING STALL with TONS OF Visitor PARKING (if More Than 1 Vehicle) || Super LOW CONDO FEE || No Special Assessments || Super Location: WALKING Distance TO UNIVERSITY of CALGARY, Three Major Shopping Centres and Grocery Stores, BRENTWOOD C-TRAIN Station and BUS Hub, Parks, Playgrounds, Schools || Close to Downtown, Foothills and Children Hospitals || Easy Access to Crowchild Trail and Shaganappi Trail || LOW DENSITY POPULATION AREA || HIGH RENTAL INCOME Potential || MOVE-IN ready || IMMEDIATE possession. Do not miss this great opportunity! Check Out VIRTUAL TOUR and Overview VIDEO! CALL NOW to book a viewing appointment!

Built in 1976

Essential Information

MLS® #

A2255447



Price	\$325,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	893
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

Community Information

Address	417, 3500 Varsity Drive Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1Y3

Amenities

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

Interior

Interior Features	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Storage
Appliances	Central Air Conditioner, Dryer, Electric Range, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	3
Basement	None

Exterior

Exterior Features	Garden, Lighting, Private Entrance
Lot Description	Front Yard, Many Trees, Street Lighting, Low Maintenance Landscape, Treed
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	5
Zoning	M-C1 d100

Listing Details

Listing Office	2% Realty
----------------	-----------

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.