

# \$368,000 - 2204, 3500 Varsity Drive Nw, Calgary

MLS® #A2227580

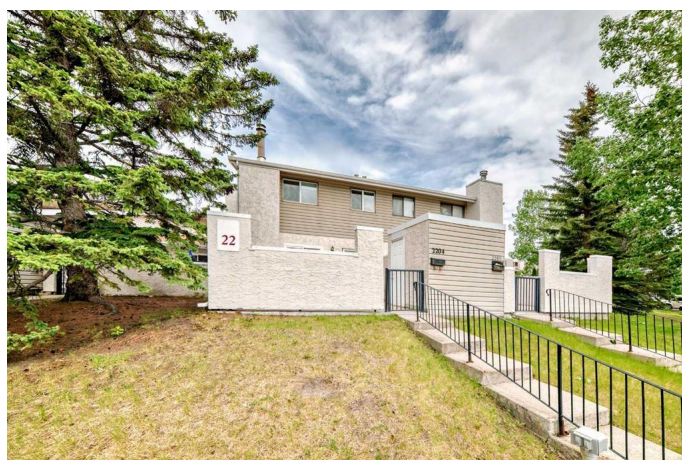
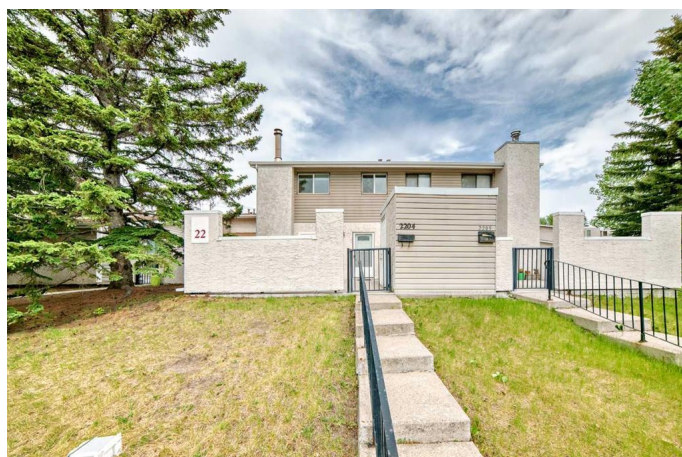
**\$368,000**

3 Bedroom, 1.00 Bathroom, 1,088 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

\*\*\* #2204-3500 Varsity DR NW \*\*\* Amazing location! This lovely townhouse features mature trees, green spaces and a dog park. Also close to all of the amenities of Brentwood Village Shopping Centre, the University of Calgary and the LRT are all within walking distance , close to the playground and schools .Â This spacious three bedroom unit ( not stackedÂ style ) has been updated with new paint, newer vinyl plank / laminateÂ floor and newer light fixtures throughout. You will find an upgraded kitchen , bathroom and even all vinylÂ windows and patio door .Â Outside the large patio door there is a huge, sunny, enclosed concrete patio ready to be turned into your own private outdoor oasis with aÂ special storage room that is for your convenience or bike storage . Check the photos please and come see how you can live your best life in Brentwood with the perfect combination of nature, living space, and all local amenities. Well run complex with low condo fee , Move in ready Condition , Perfect property for first time buyer or investor , won't last , Call you agent today !



Built in 1976

## Essential Information

MLS® # A2227580

Price \$368,000

Bedrooms 3

Bathrooms	1.00
Full Baths	1
Square Footage	1,088
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	2204, 3500 Varsity Drive Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L1Y3

### Amenities

Amenities	Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home
Appliances	Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Basement	None

### Exterior

Exterior Features	Lighting, Storage
Lot Description	Street Lighting, Yard Lights
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  June 6th, 2025

Days on Market            30

Zoning                        M-C1 d100

### **Listing Details**

Listing Office                First Place Realty

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