

512, 3500 Varsity Drive NW
Calgary, Alberta

MLS # A2175609



\$368,000

Division:	Varsity		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,074 sq.ft.	Age:	1976 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 278
Basement:	None	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

Welcome to this delightful 3-storey townhouse, perfectly situated in the lively, sought-after, and award-winning community of Varsity! Featuring 2 cozy bedrooms, 1 office and 1 well-appointed bath, upgraded /renovated windows and closets, this home effortlessly combines comfort and practicality, making it an excellent choice for both savvy investors and first-time homebuyers. A lot of new upgrades waiting for you, 10-year furnace, 5-year hot water tank, 3-year refrigerator, 1-year washer, 5-year Kitchen Cabinets, and brand new floor. The end unit give you more private and lighter feeling. The location is unbeatable, Winston Churchill High School, the Brentwood C-Train station, University of Calgary, and Market Mall. the Varsity Community Association and Outdoor Rink, Varsity Acres School, and numerous parks and green spaces. With easy access to Crowchild Trail, commuting is seamless, further enhancing the appeal of this prime location. Don't let this wonderful opportunity pass you by—schedule your viewing today and discover the charm of living in Varsity!