

204, 3500 Varsity Drive NW
Calgary, Alberta

MLS # A2211921



\$339,900

Division:	Varsity		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,239 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	\$ 278
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to this 2-story townhouse in the beautiful McLaurin Village with many large trees, like a park surrounded by many professionals, students and families! It is just one station from the Brentwood C-Train Station to the University of Calgary, four stations to SAIT college and 6 stations to downtown. Minutes Driving to Schools, Brentwood Mall, Market Mall, Northland Mall, Foothills/Children's Hospital, Local Amenities, Restaurants, and Parks etc. The townhouse provides over 1239 square feet, an open concept layout, with updated Furnace with Air Conditioning in 2009. The main floor on the second floor with thorough laminate flooring features a functional kitchen with ss appliances and white cabinets, a nice laundry/storage room beside the kitchen, a large eating area and a sitting area with a wood burning fireplace and a French door leading to a nice Balcony, a very spacious living room with a bright window. Upstairs on the third floor with carpet provides a large master bedroom with a private balcony to enjoy morning coffee and tea with fresh air, another good-size bedroom or office and a 4-pc bathroom. The unit has 1 outside assigned stall parking lot with plug in. The visitor parking lots are close as well. Come to see today!