

# \$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
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### 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	4
Zoning	M-C1 d100

### Listing Details

Listing Office	Royal LePage Benchmark
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