

**2302, 3500 Varsity Drive NW
Calgary, Alberta**

MLS # A2224981



\$350,000

Division:	Varsity		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,113 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Outside, Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 263
Basement:	None	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Laminate Counters, Storage		

Inclusions: N/A

Welcome to Varsity! This three-bedroom townhouse is being offered in one of the most desirable floorplans in ever popular McLaurin Village – a rare find and an ideal opportunity for first-time buyers, students, or savvy investors alike. With its prime location and thoughtful layout, this two-storey home offers a perfect blend of comfort, convenience, and low-maintenance living. Step inside to discover updated flooring throughout the home, offering a fresh and modern feel that complements any style. The main level features a spacious living room anchored by a cozy wood-burning fireplace – a charming focal point perfect for relaxing after a long day or gathering with friends. The galley-style kitchen has been enhanced with updated appliances and provides plenty of cabinetry and counter space for your culinary needs. A large dining area connects the space, making it ideal for casual dinners or entertaining guests. Upstairs, you’ll find three generously sized bedrooms, each with ample closet space, offering comfortable retreats for roommates, family members, or home office setups. The full bathroom is centrally located for easy access, and the layout ensures privacy and quiet for all occupants. This home also offers in-suite laundry for added convenience and a large private patio, perfect for enjoying your morning coffee or evening downtime. The patio also features a secure outdoor storage room, giving you plenty of space for bikes, seasonal items, or outdoor gear. Additional perks include an assigned parking stall, and all the essentials are right at your doorstep – just a short walk to the University of Calgary, the LRT, public transit, shopping centres, and all major amenities. Whether you’re looking for a smart investment property, your first home, or a comfortable place close to campus, this move-in ready townhouse is a fantastic choice in a

location that simply can't be beat. Don't miss your chance to own one of the best floorplans in the complex!