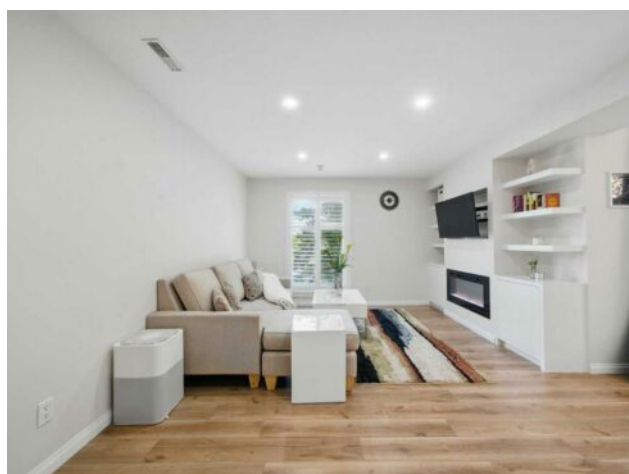


306, 3500 Varsity Drive NW
Calgary, Alberta

MLS # A2230537



\$375,000

Division:	Varsity		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,020 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Street Lighting, Yard Lights		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 263
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home		

Inclusions: TV bracket, Alarm panel (no contract), door bell camera, Shelving Unit & Closet in the laundry room

Recently renovated and move-in ready, this stylish townhouse is located in the heart of Varsity—one of Calgary’s most prestigious and sought-after neighborhoods—making it a perfect opportunity for first-time homebuyers, students, professionals, or savvy investors. Surrounded by mature trees, the complex offers a peaceful, park-like setting and a thoughtfully designed living space spread across three levels. Upon entry, you’re welcomed by a bright foyer adorned with a crystal chandelier. Heading up to the main level, you’ll find a sun-filled open-concept layout featuring large windows, an updated electric fireplace with a built-in TV shelf, a dedicated dining area, and sliding doors leading to a spacious private balcony—perfect for unwinding after a long day. The kitchen is equipped with an induction stove and flows seamlessly into the living space, complemented by newer flooring, modern lighting, custom built-in closets, and a convenient work-from-home office nook. The upper level offers generously sized bedrooms with great natural light and custom closets in a Primary bedroom, along with a second private balcony off the primary bedroom for your own quiet retreat. Located just minutes from the University of Calgary, Brentwood LRT station, Market Mall, top-rated schools, Bowmont Park, Bow River pathways, and Nose Hill Park, and with easy access to Crowchild Trail, Foothills Hospital, Alberta Children’s Hospital, and McMahon Stadium, this well-managed complex with low condo fees offers unmatched value, lifestyle, and long-term investment potential. Whether you’re a first-time buyer, professional, student, or investor, this home checks all the boxes — just move in and enjoy! Check out virtual tour.