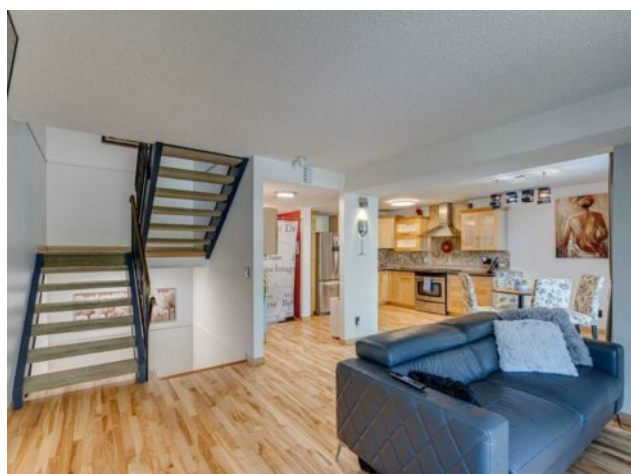


**1810, 3500 Varsity Drive NW
Calgary, Alberta**

MLS # A2233094



\$369,900

Division:	Varsity		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,048 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 264
Basement:	None	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

Inclusions: Pax wardrobe in Primary bedroom, TV mount in living room, TV and TV mount in Primary bedroom

****Open House Sat June 21 from 1-3pm**** From the moment you step inside, this beautifully updated home welcomes you with a blend of stylish finishes and practical upgrades. The entryway leads you up tiled stairs with warm wood accents, setting the tone for the thoughtful design throughout. The main floor boasts an open-concept layout perfect for modern living. Beautiful hardwood floors throughout, a spacious kitchen anchors the space with stainless steel appliances, a stunning tile backsplash that extends behind the hood fan, and an abundance of storage, including a pantry. The adjacent laundry area has been opened up to enhance the airy, connected feel of the main living space. Just off the dining area, step out onto your private balcony—perfect for morning coffee or evening relaxation. The living room adds warmth and character with two stucco-finished feature walls and a retiled fireplace. Upstairs you will find the same beautiful hardwood floors, the stylish primary suite with a customized headboard and a full wall of customized Pax wardrobes, and access to a second private balcony. The updated hall bathroom includes a deep soaker tub, modern tile surround, new vanity, and stylish lighting. A second bedroom overlooks the balcony and includes a wardrobe. Additional upgrades include modernized interior doors and lighting fixtures throughout the home. Located in McLaurin Village, this home is just a short walk to the LRT and north of the University of Calgary. A nearby park with playground equipment is only a block away.