

**2401, 3500 Varsity Drive  
Calgary, Alberta**

**MLS # A2236139**



**\$349,900**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,081 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Lawn, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 278
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** N/A

Priced under assessment. Bike score 81, transit score 69, walk score 65. Unit #2401 in McLaurin Village. A two storey, end unit spacious and bright townhome in Varsity is conveniently located near the U of C, transit, hospitals, and shopping centers. An Excellent investment property, a starter home, or downsize, this one is very versatile! Step inside the front entry and head upstairs to the main floor. Spacious, bright, and open, this space is perfect for entertaining family and friends. A corner fireplace creates a cozy setting with an adjacent balcony with sliding doors. The kitchen has been updated with white cabinets, backsplash, vinyl flooring. Newer appliances. Further into the kitchen is a convenient laundry/storage room. Head upstairs to the top level which offers a large primary bedroom, private upper floor Balcony, and a lot of closet space for storage. Second bed Bedroom and a 4-piece bath complete the top level. The property has a newer hot water tank and A/C. A green space surrounding the complex offers plenty of room to enjoy the outdoors. Landscaping and snow removal are done by the condo management. Low condo fee. Pets are allowed and welcomed with board approval. Dont miss out, call your favorite realtor today.