

**417, 3500 Varsity Drive NW
Calgary, Alberta**

MLS # A2255447



\$325,000

Division:	Varsity		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	893 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Low Maintenance Landscape, Many Trees, Street Lighting, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 203
Basement:	None	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Storage		

Inclusions: None

EXCELLENT Condition BRIGHT & SPACIOUS 2-Bedroom Bungalow With 1100 SQ FT of Functional Space || Recent Updates: FRESHLY PAINTED || Vinyl Flooring (2022) || CENTRAL AIR (2018) and Furnace (2018) || Hot Water Tank (2022) || Reglazed Bathtub (2022) || Counters (2022) || Bath Faucet (2022) || Kitchen Faucet (2025) || Toilet (2022) || Most Light Fixtures (2022) || WOOD FIREPLACE || Massive PARK/GREEN SPACE OUT FRONT || FREE Assigned Outdoor PARKING STALL with TONS OF Visitor PARKING (if More Than 1 Vehicle) || Super LOW CONDO FEE || No Special Assessments || Super Location: WALKING Distance TO UNIVERSITY of CALGARY, Three Major Shopping Centres and Grocery Stores, BRENTWOOD C-TRAIN Station and BUS Hub, Parks, Playgrounds, Schools || Close to Downtown, Foothills and Children Hospitals || Easy Access to Crowchild Trail and Shaganappi Trail || LOW DENSITY POPULATION AREA || HIGH RENTAL INCOME Potential || MOVE-IN ready || IMMEDIATE possession. Do not miss this great opportunity! Check Out VIRTUAL TOUR and Overview VIDEO! CALL NOW to book a viewing appointment!