

1910, 3500 Varsity Drive NW
Calgary, Alberta

MLS # A2199280



\$348,000

Division:	Varsity		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,150 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 278
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: Air Conditioning/HVAC unit, Firewood Rack Holder and Fireplace Tools Set

For the savvy investor or first-time homebuyer, this centrally located, owner-occupied condominium in McLaurin Village offers an excellent opportunity in the sought-after community of Varsity. Surrounded by mature trees, the development provides a peaceful, park-like setting while maintaining easy access to major amenities, public transportation, and recreational spaces. This stacked townhouse boasts 1,150 square feet of living space across three levels. Upon entry, the bright and fresh foyer includes a closet and additional storage, with enough room for two bicycles and more. The second floor features an open-concept living and dining area filled with natural light from large windows. A vaulted ceiling enhances the spaciousness of the living room, which includes a cozy woodburning fireplace. Sliding doors open onto a small balcony, ideal for fresh air and relaxation. The well-appointed kitchen offers stainless steel appliances and ample cupboard space. Around the corner, the in-suite laundry room doubles as a work area or extra storage with built-in shelving. The top floor houses the primary suite, complete with ample closets and direct access to a private, covered balcony overlooking the quiet, tree-filled inner courtyard. A second bedroom offers flexibility as a home office or guest room with additional closets. A four-piece bathroom with linen shelves and a nearby large storage closet complete this level. Recent upgrades include a freshly painted interior in a neutral color scheme (January 2025) and a new vinyl floor and baseboards in the bathroom (February 2025). The Furnace and Air conditioning rooftop unit, installed in 2009, have been maintained bi-annually since. Additional updates include a Samsung washer and dryer (2010) and a 40-gallon hot water tank (2014). This unit comes with an assigned outdoor parking stall equipped with a plug-in, and visitor parking is

available nearby. As an added bonus, McLaurin Village allows for short-term rentals, including Airbnb, making this an attractive investment property with low condo fees. Plus, this pet-friendly complex welcomes your furry friends with board approval. Varsity is known for its excellent proximity to top schools, shopping, parks, and transportation. Within walking distance, you'll find the Brentwood LRT Station, Calgary Co-op Brentwood, and Brentwood Village Shopping Centre. The University of Calgary, University Research Park, and the growing University District are just minutes away. For shopping and dining, Market Mall and Northland Village are both within a five-minute drive. Outdoor enthusiasts will appreciate being near Bowmont Park and the Bow River pathways, as well as Nose Hill Park's extensive trail system. McMahon Stadium is a short commute away, and both Foothills Hospital and the Alberta Children's Hospital can be reached in under ten minutes. With easy access to Crowchild Trail, commuting throughout the city is a breeze. Explore the 3D tour and floor plans, then book your showing!