

\$369,900 - 1810, 3500 Varsity Drive Nw, Calgary

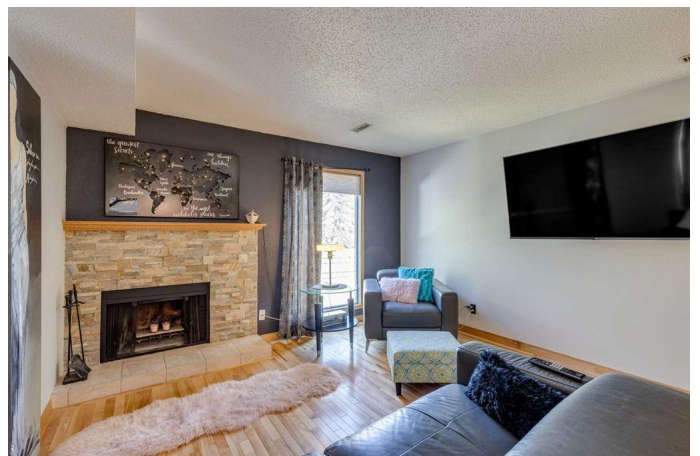
MLS® #A2233094

\$369,900

2 Bedroom, 1.00 Bathroom, 1,048 sqft
Residential on 0.00 Acres

Varsity, Calgary, Alberta

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.

Built in 1976

Essential Information

MLS® #	A2233094
Price	\$369,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,048
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	1810, 3500 Varsity Drive Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1Y3

Amenities

Amenities	Park, Parking, Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Closet Organizers
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Wood Burning
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Few Trees
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2025
Days on Market	11
Zoning	M-C1 d100

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.