

\$329,900 - 2301, 3500 Varsity Drive Nw, Calgary

MLS® #A2269776

\$329,900

2 Bedroom, 1.00 Bathroom, 880 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Location, Location, Location!

Nestled in the highly sought-after community of Varsity, this bungalow-style townhouse is a rare gem—no neighbours above, private patio and a short walk to the University of Calgary, LRT, and Market Mall. Step inside to discover an open-concept floorplan that perfectly blends comfort and style. The updated kitchen features granite countertops, abundant cabinetry, and seamlessly flows into the spacious dining and living area with hardwood floors and a cozy fireplace. From here, balcony doors open to a huge, south-east facing patio—the ideal spot for morning coffee or evening BBQ. Designed with practicality in mind, this home boasts exceptional storage throughout, including expansive wardrobes in every bedroom and a large storage room with access to a partial basement. The professionally managed, pet-friendly complex includes your assigned parking stall (#280) plus plenty of visitor parking. Whether you're a first-time buyer, savvy investor, or looking to downsize without compromise, this stylish Varsity townhome offers unbeatable value, location and lifestyle.



Built in 1976

Essential Information

MLS® # A2269776

Price \$329,900

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	880
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

Community Information

Address	2301, 3500 Varsity Drive Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L1Y3

Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Stall, Plug-In

Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Partial

Exterior

Exterior Features	Courtyard
-------------------	-----------

Lot Description	Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2025
Days on Market	2
Zoning	M-C1 d100

Listing Details

Listing Office	Grand Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.