

\$344,900 - 1310, 3500 Varsity Drive Nw, Calgary

MLS® #A2254011

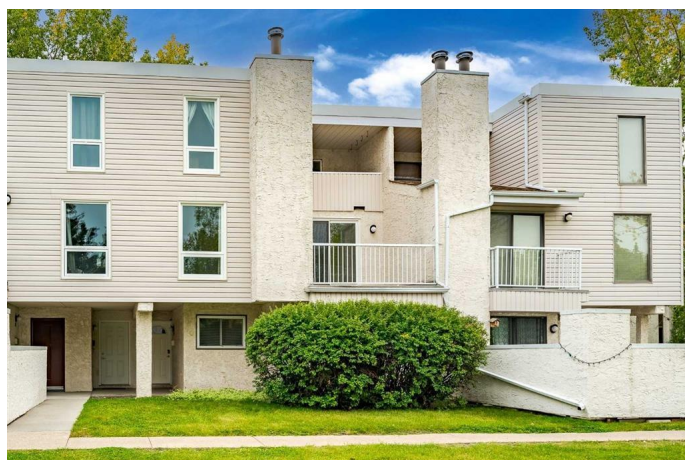
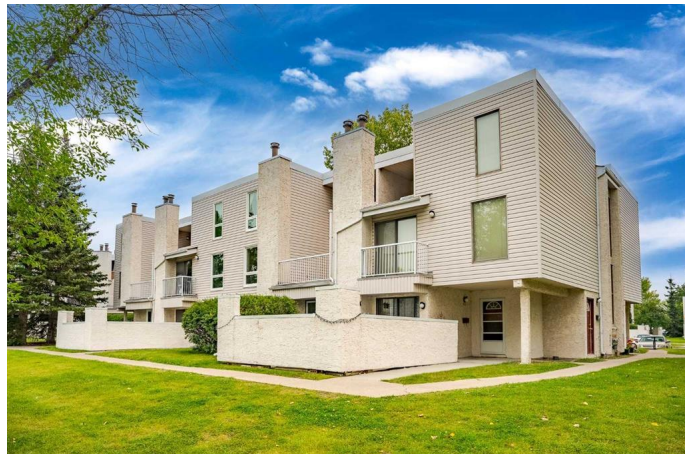
\$344,900

2 Bedroom, 1.00 Bathroom, 1,092 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Welcome to McLaurin Village in the heart of Varsity – one of Calgary’s most prestigious and sought-after communities. This outstanding two-storey townhouse offers over 1,090 sq. ft. of comfortable and quiet living space, ideally located across from a beautiful open green space. A truly rare find, this unit features not one, but two balconies – both facing the green space for peaceful views year-round. Step inside to discover a home that has been lovingly maintained and extensively upgraded. Renovated kitchen with granite countertops, tile backsplash and flooring, upgraded plumbing and electrical, and stainless steel appliances (including dishwasher). Large balcony off the dining room – perfect for morning coffee or evening relaxation. Renovated 4-piece bathroom with full tile surround to the ceiling and detailed carpentry finishes. All windows, front entrance door, and patio door were replaced in 2017 for enhanced energy efficiency and modern aesthetics. Newer closet and bedroom doors (2020). Electric fireplace installed in 2021, adding warmth and ambiance. Upgraded light fixtures, newer carpet in 2020 and ample laundry/storage area for added convenience. Private second balcony off the primary bedroom – your own quiet retreat. Located in the best spot within this well-managed complex with low condo fees, you’re just minutes away from everything: University of Calgary; Brentwood LRT station & bus stop; Market Mall, Northland & Brentwood Malls;



Foothills and Alberta Children's Hospitals;
McMahon Stadium & Nose Hill Park ; Easy
access to Crowchild Trail and a short commute
to downtown. This extraordinarily clean and
well-kept unit is ideal for first-time
homebuyers, young professionals, families, or
investors. Don't miss this opportunity " contact your favourite Realtor today to book a
showing!

Built in 1976

Essential Information

MLS® #	A2254011
Price	\$344,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,092
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	1310, 3500 Varsity Drive Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1Y3

Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

Exterior

Exterior Features	Courtyard
Lot Description	Many Trees
Roof	Tar/Gravel
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	24
Zoning	M-C1 d100

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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