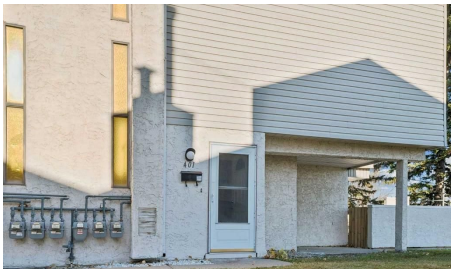
401 3500 Varsity Drive NW

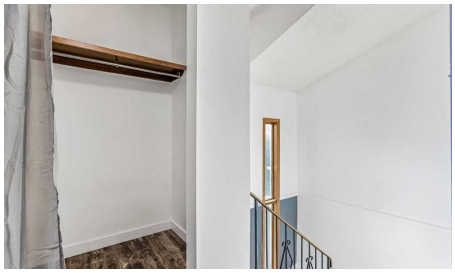
Calgary | Active | MLS® A2354111

$330,000









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1976**	**1,139.03 sq. ft.**

Your next move starts with a conversation.

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Listed by REMAX Innovations

A closer look

Welcome to this spacious and unique end-unit, 2-bedroom townhome, offering one of the most desirable layouts in the complex and the most square footage of all the units. Ideally located in the heart of Varsity, this home combines an exceptional floor plan, thoughtful upgrades, and outstanding access to transit, shopping, schools, and some of Calgary’s major employment and education hubs.

Step inside to a bright and expansive open-concept living area with plenty of room for both everyday living and entertaining. A charming wood-burning fireplace, vaulted ceiling, large windows add warmth and character, with a balcony where you can take in beautiful views toward Nose Hill.

One of the standout features of this home is the completely renovated kitchen. Unique to this unit, the larger kitchen layout provides exceptional workspace and storage and features Quartz countertops, cabinetry extending to the ceiling, and all-new appliances. Just off the kitchen is a separate laundry room with its own private entrance, washer and dryer, and additional storage-another feature that sets this floor plan apart.

The spacious primary bedroom offers generous wardrobe space and its own covered private balcony, creating the perfect spot to relax outdoors. A comfortable second bedroom provides flexibility for family, guests, or a home office.

Additional features include rooftop air conditioning, ample visitor parking, low monthly condo contributions, and beautifully maintained common grounds with mature trees, shrubs, pathways, and professional snow removal.

The location is hard to beat. Brentwood LRT Station is less than a five-minute walk away, with quick access to Crowchild Trail and nearby shopping at Brentwood Village, Northland and Market Mall. The University of Calgary, Foothills Medical Centre, Alberta Children’s Hospital, University Research Park, restaurants, banks, schools, and numerous amenities are all just minutes away.

With its end-unit location, largest floor plan, oversized renovated kitchen, separate laundry entrance, two balconies, and exceptional central location, this is a rare opportunity in one of Calgary’s most convenient communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354111
Bedrooms	2
Bathrooms	1
Year Built	1976

Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,139.03 sq. ft.
Condo Fee:	$278.48
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal
Front Exposure:	Northeast
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1976 (Age: 50)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	7810237
Heating:	Forced Air

Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Vinyl
Cooling:	Rooftop
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	No
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Laundry Room, Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Mclaurin Village
Community:	Varsity
Amenities:	Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Oven, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes

Main Floor	Kitchen · 15'4" × 8'4" ·
Main Floor	Dining Room · 17'2" × 11'11" ·
Main Floor	Living Room · 17'2" × 12'4" ·
Main Floor	Laundry · 8'4" × 7'5" ·
Upper Level	Balcony · 7'6" × 2'5" ·
Upper Level	Bedroom - Primary · 14'5" × 10'3" ·
Upper Level	Bedroom · 9'4" × 8'5" ·
Lower Level	Foyer · 6'9" × 3'5" ·
Title to Land:	Fee Simple
Community Features:	Other, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Quartz Counters, Separate Entrance, Soaking Tub
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Level, Low Maintenance Landscape, Other
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C1
Listed Date:	Oct 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/401-3500-varsity-drive-nw-calgary-a2354111/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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