409 3500 Varsity Drive NW

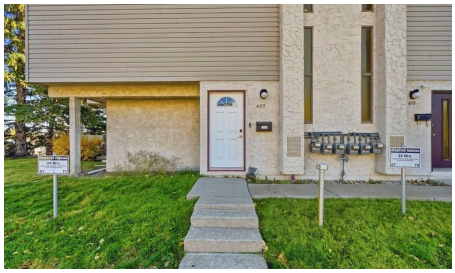
Calgary | Active | MLS® A2352116

$327,000









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1976**	**1,124 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Real Estate (Mountain View)

A closer look

FANTASTIC LOCATION IN VARSITY - CLOSE TO THE UNIVERSITY OF CALGARY & C-TRAIN!

Welcome to this exceptionally clean and well-maintained 2-bedroom, 1-bathroom condo in the highly desirable community of Varsity! Offering a spacious and functional layout, this inviting home is ideal for first-time buyers, students, professionals, downsizers, or investors.

Step inside to discover a bright and spacious living room featuring large windows that bring in plenty of natural light and attractive laminate flooring. The adjoining dining area offers ample space for everyday meals or entertaining guests. The functional kitchen features modern dark cabinetry, stainless steel appliances, plenty of counter space, and excellent storage. Step outside onto your private patio, perfect for enjoying your morning coffee or relaxing outdoors.

LOCATION, LOCATION, LOCATION! Conveniently situated close to the University of Calgary, C-Train stations, Market Mall, Brentwood Village Shopping Centre, grocery stores, restaurants, parks, and recreational facilities. Families will appreciate the variety of nearby educational options, including public and Catholic schools offering elementary, junior high, and high school education, along with French immersion and bilingual programs.

Enjoy nearby walking pathways, parks, and green spaces, with easy access to Crowchild Trail for convenient commuting. Foothills Medical Centre, Alberta Children's Hospital, and University District are also just a short distance away.

Whether you're purchasing your first home, downsizing, or looking for an investment property, this move-in-ready condo offers an excellent combination of comfort, convenience, and location in one of Calgary's most established NW communities.

Don't miss this fantastic opportunity to own in Varsity! Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352116
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:	3 (or more) Storey
Total Living Area:	1,124 sq. ft.
Main Level Finished Area:	511.46 sq. ft.
Upper Level Finished Area:	517.56 sq. ft.
Below Grade Finished Area:	94.99 sq. ft.
Condo Fee:	$263.00
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal
Front Exposure:	Northeast
Unit Exposure:	Northeast
Entry Level:	1
Levels:	Three Or More
End Unit:	1 Common Wall, End Unit, No One Above, No One Below
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:	Central, Forced Air
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Stucco, Wood Frame
Structure Type:	Five Plus
Roof:	Tar/Gravel
Ensuite:	No
Flooring:	Ceramic Tile, Laminate
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Assigned, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Mclaurin Village
Community:	Varsity
Amenities:	Parking, Snow Removal, Trash, Visitor Parking
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Inclusions:	none

Restrictions:	Pets Allowed
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Entrance · 11' × 6'7" ·
2nd Floor	Living Room · 17'10" × 12'10" ·
2nd Floor	Kitchen · 9'4" × 8'7" ·
2nd Floor	Dining Room · 10'6" × 9'3" ·
2nd Floor	Laundry · 9'4" × 8'7" ·
3rd Floor	Bedroom - Primary · 14'5" × 10'9" ·
3rd Floor	Bedroom · 10'3" × 9'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Laminate Counters, No Smoking Home
Exterior Features:	Rain Gutters
Patio And Porch Features:	Deck
Lot Features:	Flag Lot, Many Trees
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C1
Listed Date:	Oct 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/409-3500-varsity-drive-nw-calgary-a2352116/

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