

# \$294,900 - 105, 3500 Varsity Drive Nw, Calgary

MLS® #A2269452

**\$294,900**

2 Bedroom, 1.00 Bathroom, 896 sqft

Residential on 0.00 Acres

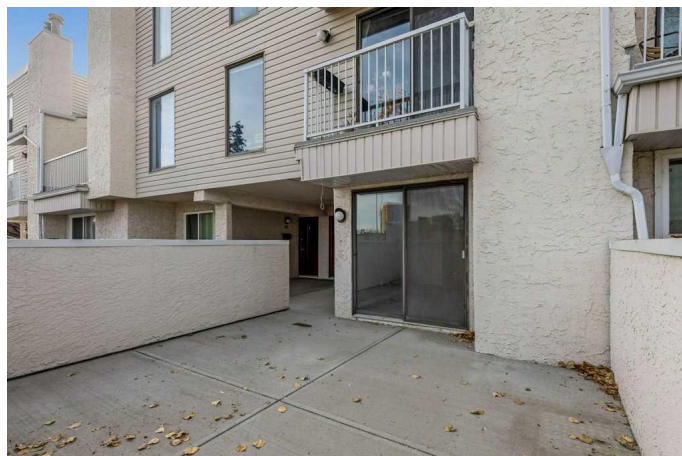
Varsity, Calgary, Alberta

Welcome home to this inviting two-bedroom, one-bath condo offering comfort, convenience, and a touch of warmth. Enjoy step-free ground-floor access—perfect for easy living and accessibility. Inside, a spacious open-concept living and dining area welcomes you with natural light and a cozy wood-burning fireplace, ideal for relaxing or entertaining. The large private patio extends your living space outdoors, providing a sunny retreat for morning coffee, gardening, or alfresco dining. Thoughtfully designed for everyday convenience, the home includes in-unit laundry, ample storage, and a practical layout that feels both open and comfortable. Nestled in a well-maintained community close to The University of Calgary, schools, shops, parks, and public transit, this condo is a perfect blend of comfort, simplicity, and location.

Built in 1976

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2269452  |
| Price          | \$294,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 896       |
| Acres          | 0.00      |
| Year Built     | 1976      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 105, 3500 Varsity Drive Nw |
| Subdivision | Varsity                    |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2L 1Y3                    |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Park                                  |
| Parking Spaces | 1                                     |
| Parking        | Stall, Asphalt, Assigned, Parking Lot |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, Storage, Soaking Tub |
| Appliances        | Electric Stove, Refrigerator, Washer                                     |
| Heating           | Forced Air                                                               |
| Cooling           | Central Air                                                              |
| Fireplace         | Yes                                                                      |
| # of Fireplaces   | 1                                                                        |
| Fireplaces        | Living Room, Wood Burning, Mantle, Metal                                 |
| # of Stories      | 3                                                                        |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Entrance                |
| Construction      | Stucco, Wood Frame, Wood Siding |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 7th, 2025 |
| Days on Market | 12                 |
| Zoning         | M-C1 d100          |

### Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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