

\$366,000 - 1003, 3500 Varsity Drive Nw, Calgary

MLS® #A2271397

\$366,000

2 Bedroom, 1.00 Bathroom, 1,141 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Welcome to this beautifully updated home in the highly sought-after Varsity neighbourhood—known for its quiet streets, mature surroundings, and unbeatable proximity to amenities including the University of Calgary. This stylish and functional property offers exceptional value, very low condo fees, and a healthy reserve fund, making it a sound investment for first-time buyers, young professionals, or university students.

Step into a newly renovated kitchen featuring elegant quartz countertops, all-new stainless steel appliances, redesigned cabinetry that provides extra counter space, and a full-length pantry for outstanding storage. New tile flooring, upgraded lighting, and under-cabinet illumination enhance both style and practicality. From the kitchen, step onto the large private deck, perfect for morning coffee or outdoor entertaining.

The main level includes a bright and inviting living room with a wood-burning fireplace and expansive windows that flood the space with natural light. A separate laundry and utility room adds convenience, storage and improves the overall functionality of the layout.

A chic wooden staircase leads to the upper level, where you'll find two generously sized bedrooms and a refreshed 4-piece bathroom with a new vanity. The primary bedroom is impressively spacious and features



its own private balcony, while the second bedroom offers ample room for guests, a home office, or personal retreat.

Complete with central AC, thoughtful updates, and located in one of Calgary’s most desirable neighbourhoods, this home checks every box. Don’t miss your chance to own a beautifully updated property in an unbeatable location.

Built in 1976

Essential Information

MLS® #	A2271397
Price	\$366,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,141
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	1003, 3500 Varsity Drive Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1Y3

Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Quartz Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Microwave, Range, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 18th, 2025
Zoning	M-C1 d100

Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

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.