



THE
A-TEAM

**RE/MAX
FIRST**

3500 VARSITY Drive #512, Calgary T2L 1Y3

MLS® #: **A2175609** Area: **Varsity** Listing Date: **10/30/24** List Price: **\$359,000**
 Status: **Active** County: **Calgary** Change: **-\$9k, 05-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1976**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,074**
 Low Sqft:
 Ttl Sqft: **1,074**

DOM

22
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **3 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat: **Backs on to Park/Green Space,Landscaped,Private**
 Park Feat: **Off Street,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Playground**

Construction: **Stucco,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Refrigerator,Washer**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Office	Main	10`1" x 11`1"	Dining Room	Main	11`3" x 6`9"
Living Room	Main	17`0" x 11`7"	Kitchen	Main	8`7" x 6`4"
Laundry	Main	7`5" x 8`8"	Balcony	Main	7`6" x 2`6"
Bedroom - Primary	Second	14`3" x 12`3"	Balcony	Second	10`1" x 3`10"
Storage	Second	3`11" x 3`2"	4pc Bathroom	Second	8`0" x 7`6"
Bedroom	Second	9`5" x 8`4"	Entrance	Lower	5`3" x 3`3"

Legal/Tax/Financial

Condo Fee: \$278	Title: Fee Simple Fee Freq: Monthly	Zoning: M-C1 d100
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Legal Desc: **7810237**

Remarks

Pub Rmks: **Welcome to this delightful 3-storey townhouse, perfectly situated in the lively, sought-after, and award-winning community of Varsity! Featuring 2 cozy bedrooms, 1 office and 1 well-appointed bath, upgraded /renovated windows and closets, this home effortlessly combines comfort and practicality, making it an excellent choice for both savvy investors and first-time homebuyers. A lot of new upgrades waiting for you, 10-year furnace, 5-year hot water tank, 3-year refrigerator, 1-year washer, 5-year Kitchen Cabinets, and brand new floor. The end unit give you more private and lighter feeling. The location is unbeatable, Winston Churchill High School, the Brentwood C-Train station, University of Calgary, and Market Mall. the Varsity Community Association and Outdoor Rink, Varsity Acres School, and numerous parks and green spaces. With easy access to Crowchild Trail, commuting is seamless, further enhancing the appeal of this prime location. Don't let this wonderful opportunity pass you by—schedule your viewing today and discover the charm of living in Varsity!**

Inclusions: **None**
Property Listed By: **First Place Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







