

\$330,000 - 1601, 3500 Varsity Drive Nw, Calgary

MLS® #A2266502

\$330,000

2 Bedroom, 1.00 Bathroom, 1,128 sqft
Residential on 0.00 Acres

Varsity, Calgary, Alberta

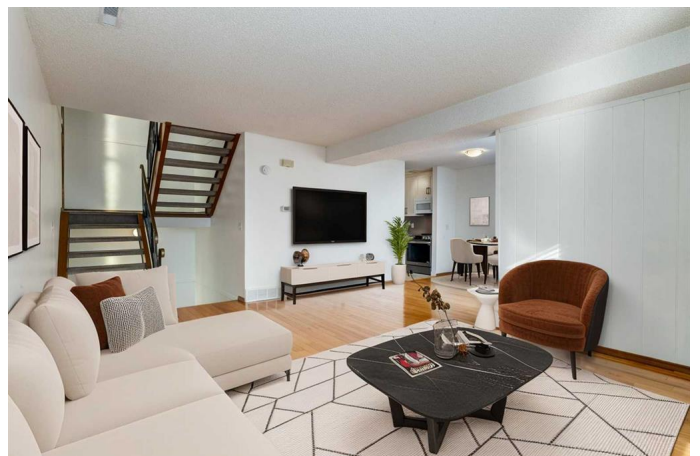
Location, lifestyle, and opportunity â€” this Varsity gem has it all! Just minutes from the University of Calgary, this 2-bedroom townhome offers over 1,000 square feet of bright, comfortable living space in one of Calgary's most sought-after communities.

Perfect for students, young professionals, or savvy investors, this property features hardwood floors throughout, a cozy wood-burning fireplace, and an upgraded kitchen with stainless steel appliances. The open, functional layout makes everyday living easy, while two private decks provide great outdoor space to study, relax and soak in the peaceful surroundings.

The unbeatable Varsity location is all about convenience. You're close to campus, transit, parks, shopping, and restaurants â€” everything you need is just steps away.

Whether you're looking for a low-maintenance home near school or an investment with strong rental potential, this property checks every box. Turn the key, move right in, or start earning returns immediately â€” either way, it's a smart move near campus.

Built in 1976



Essential Information

MLS® #	A2266502
Price	\$330,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,128
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	1601, 3500 Varsity Drive Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1Y3

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

Exterior

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

Additional Information

Date Listed	October 30th, 2025
Days on Market	5
Zoning	M-C1 d100

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.