



\$ 221,000.00

## 414 3500 VARSITY DRIVE NW CALGARY

<https://paulbrinton.com>

Amazing location! This condominium features mature trees, green spaces and a dog park. Also close to all of the amenities of Brentwood Village Shopping Centre, the University of Calgary and the LRT. This spacious 2 bedroom bungalow style townhouse has been updated with new paint, carpet, linoleum and light fixtures...

- 2 beds
- 1 bath
- Row/Townhouse
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1156184

**Type:** Row/Townhouse

**Bedrooms:** 2

**Status:** Active

**Year built:** 1976

**Parking:** Plug-In, Stall

**Post Updated:** 2021-10-24 12:06:04

**Bathrooms:** 1

**Bedrooms Above Grade:** 2

**Date added:** 10/24/21

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 1

**Flooring:** Carpet,Linoleum

**Fireplace Features:** Wood Burning

**Exterior Features:** Lighting,Private Entrance

**District:** CAL Zone NW

**Inclusions:** window coverings

**Lot Features:** Low Maintenance Landscape,Landscaped,Many Trees,Street Lighting

**Heating Type:** Fireplace(s)

**Fireplace:** 1

**Association Amenities:** Parking,Snow Removal,Trash,Visitor Parking

**Community Features:** Park,Schools Nearby,Street Lights,Tennis Court(s)

**Fencing:** None

**Cooling:** Central Air

**Interior Features:** No Animal Home,No Smoking Home,Recessed Lighting,Vinyl Windows

**Roof Type:** Tar/Gravel



## PROPERTY INFORMATION

**Basement:** None

**Laundry features:** In Unit

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 5

**Unit Number:** 414

**Suite:** No

**Appliances:** Electric  
Oven, Refrigerator, Washer/Dryer

**Subdivision Name:** Varsity

**Restrictions:** Board Approval, Easement  
Registered On Title

**Levels:** One

**Zoning:** DC

**List Price Square Foot:** \$ 264.04

**Photo Count:** 16

**Unit Exposure:** SW

**Construction Materials:** Stucco, Wood  
Frame

**Foundation:** Poured Concrete

**Living Area SF:** 837.00

**Structure Type:** Five Plus

