



**417, 3500 Varsity Drive NW, Calgary, Alberta - \$325,000**



Main Photo

## Property Description

EXCELLENT Condition BRIGHT & SPACIOUS 2-Bedroom Bungalow With 1100 SQ FT of Functional Space || Recent Updates: FRESHLY PAINTED || Vinyl Flooring (2022) || CENTRAL AIR (2018) and Furnace (2018) || Hot Water Tank (2022) || Reglazed Bathtub (2022) || Counters (2022) || Bath Faucet (2022) || Kitchen Faucet (2025) || Toilet (2022) || Most Light Fixtures (2022) || WOOD FIREPLACE || Massive PARK/GREEN SPACE OUT FRONT || FREE Assigned Outdoor PARKING STALL with TONS OF Visitor PARKING (if More Than 1 Vehicle) || Super LOW CONDO FEE || No Special Assessments || Super Location: WALKING Distance TO UNIVERSITY of CALGARY, Three Major Shopping Centres and Grocery Stores, BRENTWOOD C-TRAIN Station and BUS Hub, Parks, Playgrounds, Schools || Close to Downtown, Foothills and Children Hospitals || Easy Access to Crowchild Trail and Shaganappi Trail || LOW DENSITY POPULATION AREA || HIGH RENTAL INCOME Potential || MOVE-IN ready || IMMEDIATE possession. Do not miss this great opportunity! Check Out VIRTUAL TOUR and Overview VIDEO! CALL NOW to book a viewing appointment!

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