

\$474,900 - 9, 3302 50 Street Nw, Calgary

MLS® #A2089547

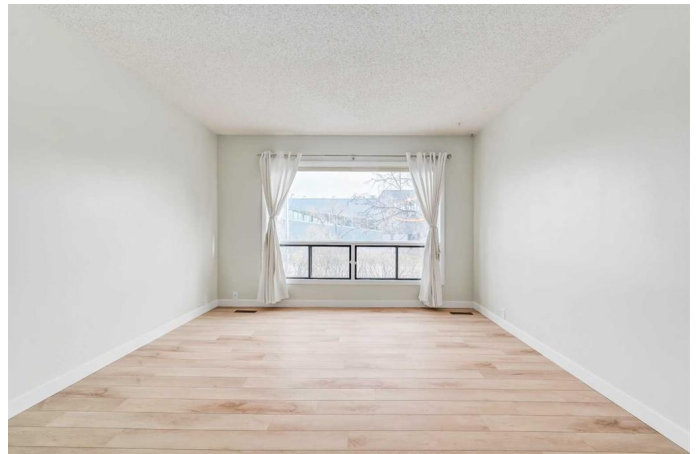
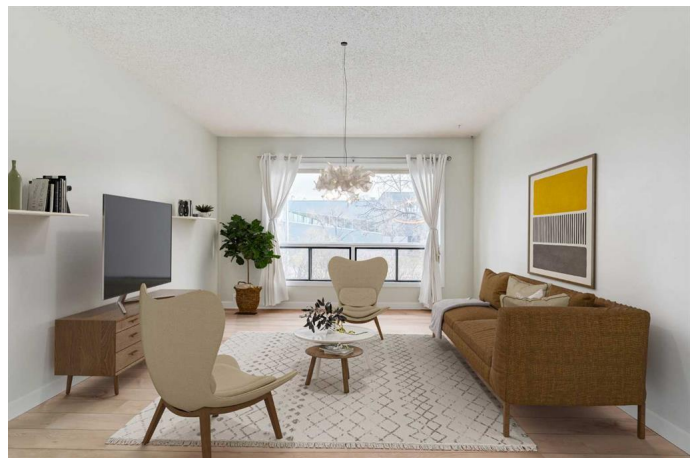
\$474,900

3 Bedroom, 3.00 Bathroom, 1,405 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

WOW Welcome home to pet-friendly Varsity Park West, in this 3-bedroom RENOVATED modern townhome that is MOVE-IN READY for you! Stepping inside, youâ€™ll immediately feel welcome with the warm tones of the new LUXURY VINYL PLANK flooring spanning the main floor, FRESH PAINT throughout, and vaulted ceiling entrance. Imagine family and friends sitting in the spacious living room cheering on your favourite team during an important game, or cozying up with your loved ones for a fun movie night beside your WOOD BURNING FIREPLACE with a stylish stained wood finish. Entertaining guests is a breeze, preparing dinner in your updated kitchen with new high gloss white FULL HEIGHT CABINETRY, stone counters, matching STAINLESS STEEL APPLIANCES (New Stove), and new backspash. The dinner party continues into your private dining room that can comfortably seat up to 6 of your favourite people. Envision soaking in the sun and BBQs in your FULLY FENCED LOW MAINTENANCE BACKYARD, a feature further elevated by the privacy provided with trees and no neighbours right behind! Upstairs in your large primary suite (fits King Size Bed) youâ€™ll love that it comes with a FULL BATHROOM ENSUITE, which is uncommon in this era of home. The 2nd and 3rd bedrooms are well-appointed with WEST FACING windows, and the full bathroom that completes this level has a new tub and modern tile to complete the contemporary style. A fully



finished basement flex space awaits below and access to your attached insulated and drywalled single garage w/ driveway! If you have a fur-child, you will love the PET WASH located on the lower level as well!

Convenience is at this home's core with transit options (Brentwood LRT " 5 mins, Bus Stop steps away), Quality of Life (Groceries, Doctor, Dentist, Optometrist, and more " 3 mins), exceptional access to nature on the BOW RIVER PATHWAY (7 min walk) and to multiple parks and playground (6 min walk). If you have little ones, pick ups and drop-offs for school are incredibly simple for K-12 (under 6 mins), and if they choose to stay with you and attend U of C it's only 4 mins away. If you need to get Downtown you're only a 15 min drive away, with great access to Sarcee Tr, Crowchild Tr and 16th Ave. What are you waiting for? Book your private viewing today!

Built in 1976

Essential Information

MLS® #	A2089547
Price	\$474,900
Sold Price	\$469,350
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,405
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	9, 3302 50 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2C6

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Additional Parking, Driveway, Garage Faces Front, Paved, Single Garage Attached

Interior

Interior Features	Central Vacuum, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Stone Counters, Storage, Track Lighting, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Level, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2023
Date Sold	November 7th, 2023
Days on Market	14
Zoning	M-C2

HOA Fees 0.00

Listing Details

Listing Office REAL BROKER

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