

\$429,900 - 12, 3302 50 Street Nw, Calgary

MLS® #A2117727

\$429,900

3 Bedroom, 2.00 Bathroom, 1,556 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Varsity is in the heart Calgary and of one of the most coveted neighborhoods in the city, this exceptional townhouse embodies the epitome of true urban living. Situated in a sought-after location where tree-lined streets blend seamlessly with the vibrant energy of the surrounding community, this residence offers unparalleled convenience and sophistication. As you approach the townhouse, you are greeted by a charming facade adorned with architectural details that exude old school elegance and charm. Step inside, and you are immediately captivated by the meticulously designed interiors, where modern amenities harmonize with timeless craftsmanship.

The spacious living area boasts an abundance of natural light, courtesy of large patio doors that frame picturesque views of the trees behind and compliments the neighborhood feel. Hardwood floors adorn much of this main floor and a cozy fireplace adds to the charm of this home. The open floor plan seamlessly connects the living room to the dining area and kitchen, creating an ideal space for both relaxation and entertainment.

The large kitchen offers tons of cabinetry, storage galore, countertop space perfect for making meals and entertaining guests.

Whether you're hosting a dinner party or preparing a quiet meal at home, this kitchen is sure to inspire your inner chef.

As you ascend to the upper floors you make a quick stop part way up where a flex room forms part of the charm and could be used as



an office space, reading nook, or personal place just for you! The spacious primary suite offers a retreat from the hustle and bustle of city life including a double closet.

Two additional bedrooms, each with their own unique charm, offer versatility and space for guests, another home office, perfect for a growing family. A second full bathroom completes the upper level.

Outside, a private patio provides an idyllic setting for al fresco dining, enjoying a morning cup of coffee or that satisfying glass of wine watching the sun go down. Surrounded by lush landscaping and mature trees, this outdoor oasis offers a tranquil escape from the urban hustle.

Conveniently located just steps away from Market Mall, boutique shops, trendy restaurants, University Of Calgary, University District, The Alberta Children’s Hospital, Edworthy Park and our majestic Bow River! This townhouse offers the best of city living at your doorstep. With easy access to public transportation and major thoroughfares, commuting to downtown or exploring the city's many offerings is a breeze.

With its prime location, impeccable design, and unparalleled amenities, this townhouse presents a rare opportunity to experience the epitome of urban luxury living. Don't miss your chance to call this exceptional residence home.

Built in 1976

Essential Information

MLS® #	A2117727
Price	\$429,900
Sold Price	\$485,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1

Half Baths	1
Square Footage	1,556
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Sold

Community Information

Address	12, 3302 50 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A2C6

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Low Maintenance Landscape, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed March 28th, 2024
Date Sold April 8th, 2024
Days on Market 11
Zoning M-C2
HOA Fees 0.00

Listing Details

Listing Office RE/MAX First

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