

\$515,000 - 30, 3302 50 Street Nw, Calgary

MLS® #A2123555

\$515,000

3 Bedroom, 2.00 Bathroom, 1,531 sqft

Residential on 0.00 Acres

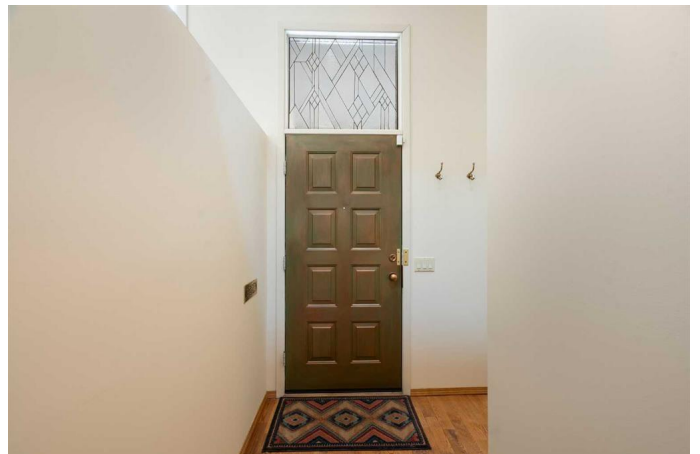
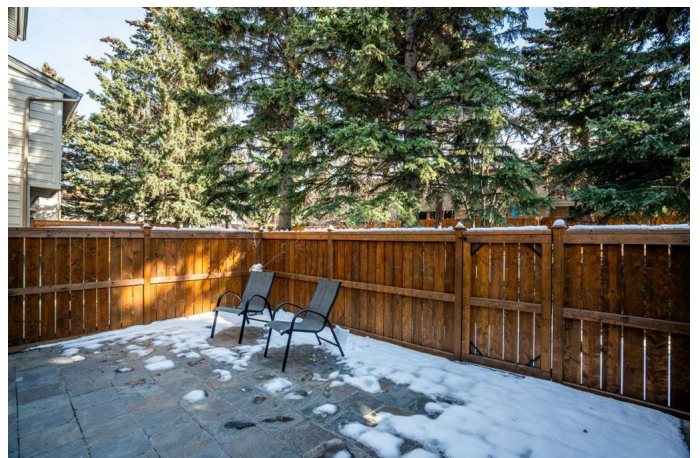
Varsity, Calgary, Alberta

OPEN HOUSE APRIL 20 & 21 @ 1PM - 3PM. Come see this easily accessible - yet private - townhome in a well-managed complex in Varsity. This home has been well-maintained and updated by its owners for the past 30 years, and is move-in ready sporting a fresh coat of paint, a new dishwasher, and a professional deep clean. With your own garage, a finished basement, soaring ceilings and a functional landing, this is a true gem of a townhouse that feels way larger than its square footage.

As a coveted interior unit in a well managed complex, your unit is surrounded by mature trees and beautiful landscaping, and the fenced patio backs onto the green space. With that privacy and tranquility, it's hard to believe that you are only a quick walk to the conveniences of Market Mall, the shops and restaurants of Bowness Rd, Shouldice Park, the Bow River Pathways, and Alberta Children's Hospital. You are only steps from numerous bus stops, giving you access to the rest of Calgary.

Some of the key features in this townhouse:

- Attached garage
- Developed basement
- Interior location
- Backs onto greenspace
- Functional landing for home office
- New dishwasher



- Updated oven/stove and microwave
- Power blinds in master bedroom
- Crawlspace for additional storage
- Strong reserve fund
- Lovingly and meticulously cared for
- Move-in ready!

Built in 1976

Essential Information

MLS® #	A2123555
Price	\$515,000
Sold Price	\$515,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,531
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	30, 3302 50 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2C6

Amenities

Amenities	Park, Trash, Visitor Parking
Parking Spaces	2
Parking	Driveway, Front Drive, Single Garage Attached

Interior

Interior Features	Central Vacuum, High Ceilings, Separate Entrance, Skylight(s)
Appliances	Dishwasher, Electric Oven, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Courtyard, Garden, Private Entrance, Private Yard
Lot Description	Interior Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 19th, 2024
Date Sold	May 3rd, 2024
Days on Market	14
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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