

\$515,000 - 17, 3302 50 Street Nw, Calgary

MLS® #A2130907

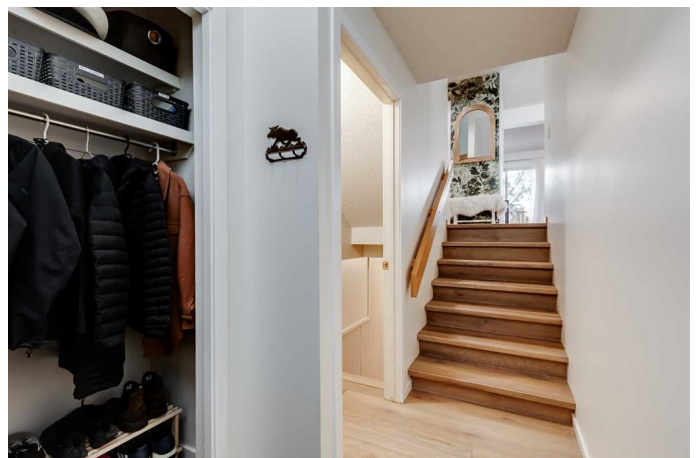
\$515,000

3 Bedroom, 3.00 Bathroom, 1,527 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Discover the charm of Varsity Park West with this inviting townhouse condo, offering a perfect blend of comfort and convenience. This two-storey home features three bedrooms and two and a half bathrooms, encompassing over 1,900 square feet of developed living space. A single attached garage provides practical convenience for daily living. Upon entering, you'll be welcomed by a spacious entryway leading to the main floor showcasing sleek vinyl plank flooring. The large living room, bathed in natural light from expansive windows, offers a cozy ambiance with a wood-burning fireplace equipped with a gas starter. Adjacent to the living area is a versatile flex space, ideal for a home office. The kitchen is designed for functionality and style, boasting a large moveable island with seating and ample cupboard space, while the dining area, located just off the kitchen, ensures an easy flow for meals. A two-piece powder room completes the main floor. Upstairs, plush carpet flooring leads you to the large primary bedroom featuring a walk-through closet and a luxurious three-piece ensuite with an oversized tile shower and bench. Two additional bedrooms and a four-piece bathroom provide ample space for family or guests. The basement features a versatile rec room, ideal for use as a second family room, a fitness space, or as additional storage. It also includes a utility/laundry room. The backyard is a highlight, featuring a large, sunny west-facing deck accessible through sliding



doors from the kitchen. This fully fenced area backs onto a green space and walking pathway lined with mature trees, offering a peaceful outdoor retreat. Recent upgrades enhance the home's appeal, including new carpet and vinyl plank flooring, fresh paint, and a new stove in 2024. The windows were updated in 2018. The well-managed complex has also seen recent exterior work, including wood repairs, fresh paint, and new fences. Living in Varsity offers access to numerous amenities, including schools, parks, playgrounds, and shopping. It's conveniently close to Market Mall, the University District, the University of Calgary, the Alberta Children's Hospital, and Foothills Hospital. Outdoor enthusiasts will appreciate proximity to Bowmont Park and the Bow River walking and biking pathways. With direct access to Crowchild Trail, Varsity offers quick routes to downtown Calgary and convenient public transit options.

Built in 1976

Essential Information

MLS® #	A2130907
Price	\$515,000
Sold Price	\$540,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,527
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	17, 3302 50 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2C6

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Front Drive, Single Garage Attached

Interior

Interior Features	Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Mantle, Raised Hearth, Wood Burning
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	None
Lot Description	Cul-De-Sac, Low Maintenance Landscape, Treed
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2024
Date Sold	August 6th, 2024
Days on Market	12
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office Real Broker

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