

\$500,000 - 33, 3302 50 Street Nw, Calgary

MLS® #A2132625

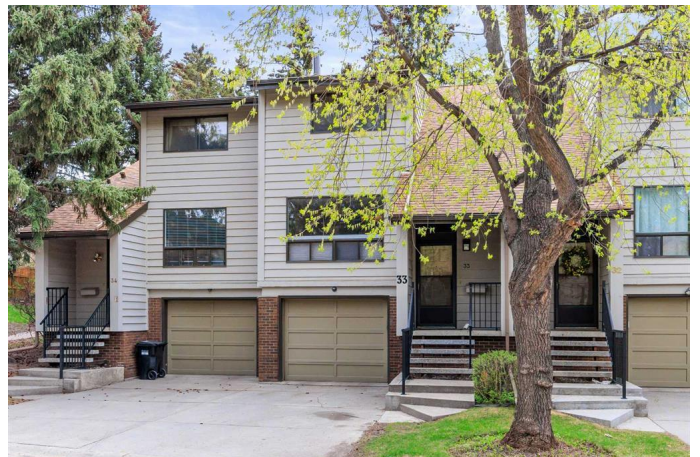
\$500,000

3 Bedroom, 3.00 Bathroom, 1,505 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

****JOIN US AT OUR OPEN HOUSES FRIDAY MAY 24th 4:00-8:00PM**** Welcome to Varsity Park West! Unbeatable location steps to Market Mall, Bowmont Park, River Valley and minutes to University of Calgary, Foothills, Children's Hospital, and University District Center. This completely updated unit is move in ready and in the best location in the complex, tucked away in the middle surrounded by huge trees and away from roads. As you enter up the stairs you are greeted with gleaming laminate flooring into the huge living room with large picture window and the stunning floor to ceiling river rock gas fireplace with cedar mantle. This stone feature wall wraps around to the spacious dining room able to accommodate any size table. The well-appointed kitchen features crisp white cabinetry, tile mosaic backsplash, stainless steel appliances, tile flooring, and butcher block island. Open to the eating nook with sliding doors to the fenced backyard backing onto greenspace with sunny South exposure! Head upstairs to the huge master suite with walk-through closet and newly added ensuite bathroom with custom tiled flooring, walls, and walk in shower! Good sized second and third bedrooms and another full 4-piece bathroom complete this well laid out upper floor. Lower level features tons of storage space, laundry area, and access to the oversized and heated front drive garage. Very well run complex with complete exterior recently done - wood repairs, fully painted and new fences and still a



large reserve surplus. This unit has been pre-inspected and all condo documents are readily available. Has been rented for \$2500+ a month with a lineup of applicants every time so great investment property in a highly sought after location. This home has been well maintained and upgraded over the years and awaiting its new owners!

Built in 1976

Essential Information

MLS® #	A2132625
Price	\$500,000
Sold Price	\$532,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,505
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	33, 3302 50 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2C6

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Central Vacuum, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Masonry, Stone
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Street Lighting, Private, Treed
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2024
Date Sold	May 29th, 2024
Days on Market	7
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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