

# \$499,900 - 29, 3302 50 Street Nw, Calgary

MLS® #A2132906

**\$499,900**

3 Bedroom, 2.00 Bathroom, 1,556 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Varsity is a charming and vibrant community, this beautifully updated townhouse is a true gem that seamlessly blends modern convenience with serene natural surroundings.

As you step through the front door, you're greeted by an open plan, high ceilings, and a few steps leading you up to a seamless floor plan. Gleaming hardwood floors stretch across the main level, reflecting the abundance of natural light that pours in through large, well-placed windows. The heart of the home, the kitchen, boasts contemporary updates that will delight any culinary enthusiast. Sleek granite countertops, stainless steel appliances, and custom cabinetry offer both style and functionality. A moveable island provides the perfect spot for prepping all your meals whether it's casual dining or entertaining guests. Adjacent to the kitchen is a spacious dining area that flows effortlessly into the inviting living room. Here, a cozy fireplace serves as a focal point, promising cozy evenings and a perfect ambiance for gatherings. Sliding glass doors lead to a private deck, where you can enjoy your morning coffee or evening refreshments while overlooking a tranquil green space. At the halfway point you'll find a cozy loft easily accommodating a desk or second sitting area. As you ascend to the second story the primary suite is a true retreat, featuring a generous closet and two additional well-appointed bedrooms and a full bathroom provide ample space for family or guests. The lower level



offers even more living space with a versatile space that could serve as a home office, gym, or media room, office, storage and much more. The townhouse also includes an attached garage with plenty of storage space, making it as practical as it is beautiful. Located close to UofC, University District, excellent schools, shopping, dining, green spaces, and recreational facilities, this townhouse offers the perfect blend of convenience and tranquility. It's more than just a home; it's a lifestyle, where every detail has been carefully considered to provide comfort, elegance, and a connection to nature. This is a keeper!!

Built in 1976

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2132906      |
| Price          | \$499,900     |
| Sold Price     | \$499,900     |
| 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          | 2 Storey      |
| Status         | Sold          |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 29, 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 | Open Floorplan, Storage                                                                                    |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                                 |
| Cooling           | None                                                                                                       |
| Fireplace         | Yes                                                                                                        |
| # of Fireplaces   | 1                                                                                                          |
| Fireplaces        | Wood Burning                                                                                               |
| Has Basement      | Yes                                                                                                        |
| Basement          | Full, Unfinished                                                                                           |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Playground, Private Yard                |
| Lot Description   | Low Maintenance Landscape, Level, Treed |
| Roof              | Asphalt Shingle                         |
| Construction      | Vinyl Siding                            |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 17th, 2024 |
| Date Sold      | May 31st, 2024 |
| Days on Market | 14             |
| Zoning         | M-C2           |
| HOA Fees       | 0.00           |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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