

\$515,000 - 35, 3302 50 Street Nw, Calgary

MLS® #A2158899

\$515,000

3 Bedroom, 3.00 Bathroom, 1,504 sqft

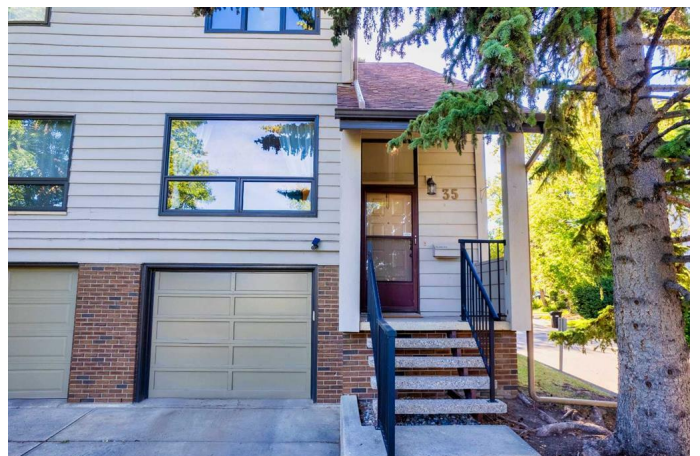
Residential on 0.00 Acres

Varsity, Calgary, Alberta

Discover exceptional value in this beautifully maintained and tastefully updated end unit located in the highly desirable community of Varsity Park West! This home features a spacious and inviting living and dining area, highlighted by elegant vinyl plank flooring and a cozy wood-burning fireplace with a classic wood mantle. The kitchen is a chef's delight, with stainless steel appliances, abundant maple cabinetry, an eat-up bar, and a bright breakfast nook.

The main floor is thoughtfully designed with an updated 2-piece powder room and access to your private, spacious back deck—perfect for outdoor relaxation. Upstairs, you'll find three generously sized bedrooms, including a master retreat with a 3-piece ensuite, a 4-piece guest bathroom, and the added convenience of top-floor laundry.

The unspoiled basement offers ample shelving for extra storage and additional laundry hookups, providing endless potential. Freshly repainted inside and out, this home is move-in ready, complete with a newer high-efficiency furnace and hot water tank. This unit also includes a single OVERSIZED attached garage, enhancing the ease of living. Varsity Park West is a well-managed, conveniently located complex, minutes from the Alberta Children's Hospital and Foothills Medical Centre—making it an ideal choice for medical professionals. You'll also be close to Market



Mall, schools, and public transportation.

The community of Varsity is known for its mature trees, parks, and a strong sense of community. It offers a mix of amenities, including shopping, dining, and recreational opportunities, while providing easy access to the University of Calgary and major roadways. Don't miss out on this fabulous property in a prime location

Built in 1976

Essential Information

MLS® #	A2158899
Price	\$515,000
Sold Price	\$535,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,504
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	35, 3302 50 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2C6

Amenities

Amenities	Visitor Parking
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Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Ceiling Fan(s), See Remarks, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2024
Date Sold	August 26th, 2024
Days on Market	4
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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