\$459,000 - 49, 3302 50 Street Nw, Calgary

MLS® #A2165928

\$459,000

3 Bedroom, 3.00 Bathroom, 1,514 sqft Residential on 0.00 Acres

Varsity, Calgary, Alberta

This listing is value priced on purpose....seller had a family situation during the updating...as it stands now it was all freshly painted and appliances removed (for your convenience). So this is your chance to work with a blank canvas and influence all of your own desired finishing touches. The property is clean and empty but needs appliances and new flooring (and any other touches you would like to complete to add your modern flair). Sold in as is condition. Close to absolutely everything: U of C, Market Mall, all main traffic routes for easy access, transit, Foothills Hospital, the ravine of Varsity Estates and all the pathways along the river for both directions. Great parking situation here as well - large single attached garage, and long driveway for the second car. The bones of this property are really good - three large bedrooms, three bathrooms and a large basement for storage, laundry and extra space. These townhomes also offer their own private yards - perfect for BBQ's, sitting outside or the family pet. Popular floor plan with very spacious rooms, wood burning fireplace in living room, patio slider off the kitchen to the yard and balcony out front over looking the entrance. Great townhome in a very good NW Varsity complex.





Built in 1976

Essential Information

MLS® # A2165928

Price \$459,000

Sold Price \$443,000

Bedrooms 3

Bathrooms 3.00

Full Baths 1

Half Baths 2

Square Footage 1,514

Acres 0.00

Year Built 1976

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey

Status Sold

Community Information

Address 49, 3302 50 Street Nw

Subdivision Varsity

City Calgary

County Calgary

Province Alberta

Postal Code T3A 2C6

Amenities

Amenities Visitor Parking, None

Parking Spaces 2

Parking Driveway, Single Garage Attached

Interior

Interior Features High Ceilings

Appliances None

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Living Room, Mantle, Wood Burning, Gas Log

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Entrance, Private Ya

Back Yard, Few Trees, Low I Lot Description

Brick, Cedar

Roof Asphalt Shingle

Foundation **Poured Concrete**

Additional Information

Construction

Date Listed September 16th, 2024

Date Sold October 18th, 2024

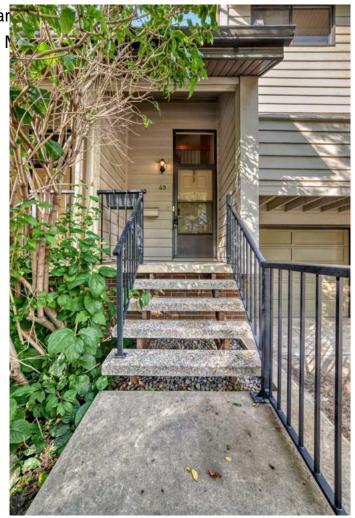
Days on Market 32

Zoning M-C2

HOA Fees 0.00

Listing Details

Listing Office Century 21 PowerRealty.ca



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