

# \$517,500 - 3112 50 Street Sw, Calgary

MLS® #A2168406

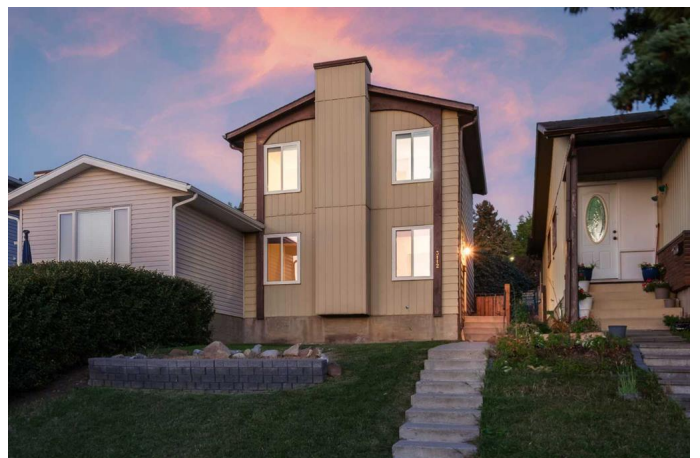
**\$517,500**

3 Bedroom, 2.00 Bathroom, 1,245 sqft

Residential on 0.06 Acres

Glenbrook, Calgary, Alberta

Welcome to this beautifully updated 3-bedroom, 1.5-bathroom home, perfectly situated near the vibrant Westhills retail district. Enjoy the convenience of nearby shopping, dining, nightlife, and amenities, plus easy access to parks, schools, and green spaces scattered throughout the community. Your furry friends will love the off-leash park nearby, and sports enthusiasts will appreciate the proximity to Optimist Athletic Park. Mount Royal University is just a short drive away, and with quick access to Stoney Trail, youâ€™ll be able to cut down city navigation time or head out to the mountains with ease. Inside, this home features newer laminate flooring on the main level for easy care, while newer carpet adorns the upper floor and fully developed basement and fresh paint throughout. The stylish kitchen is complete with modern updates, including a newer backsplash, countertops, and cabinets, providing the perfect space for cooking and gathering. A spacious dining area opens to the private backyard through French doors, ideal for hosting family and friends. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a large walk-in closet and a 5-piece en-suite, which offers convenient secondary access to the hallway. The finished lower level provides ample recreation space, a large storage/flex room, and laundry. The backyard is private and lush with foliage, offering a tranquil space for relaxation. A single carport adds convenience, keeping your



car sheltered from snow and hail. The large front yard offers potential to develop a private patio with west-facing views for evening enjoyment. As an added bonus, the shingles were recently replaced in 2023, giving you peace of mind for years to come. This home blends comfort, style, and a prime location—don't miss out on this fantastic opportunity!

Built in 1979

**Essential Information**

MLS® #	A2168406
Price	\$517,500
Sold Price	\$510,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,245
Acres	0.06
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

**Community Information**

Address	3112 50 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6P6

**Amenities**

Parking Spaces	1
Parking	Off Street, Alley Access, Covered, Carport

## Interior

Interior Features	No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame, Metal Siding, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 26th, 2024
Date Sold	October 26th, 2024
Days on Market	30
Zoning	R-CG
HOA Fees	0.00

## Listing Details

Listing Office	Real Broker
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