# \$499,500 - 41, 3302 50 Street Nw, Calgary

MLS® #A2226849

## \$499,500

3 Bedroom, 3.00 Bathroom, 1,485 sqft Residential on 0.00 Acres

Varsity, Calgary, Alberta

This Townhouse is in great condition numerous up-grades in the past 2 years. New flooring, New Furnace and Hot Water Tank Developed Lower Level.New High-End toilets through out. Changed the en-suite bath from a 2 pec to a 3 pec with a good size shower.Wood burning Fire Place in the East facing Living & Dinning Room Combo with a Balcony.Large Kitchen and eating area facing west to an enclosed deck and patio.Very private for the Family Bar B Qs. Location,Location Across from Market Mall and close to All Levels of Schools including walking distance to the University and the LRT. RMS Package, Virtual Tour

Built in 1976

#### **Essential Information**

MLS® # A2226849 Price \$499,500

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,485

Acres 0.00 Year Built 1976

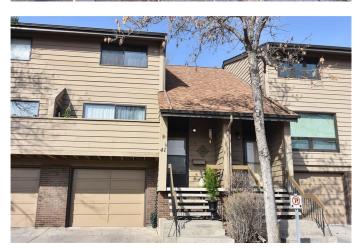
Type Residential

Sub-Type Row/Townhouse

Style 2 Storey







Status Active

# **Community Information**

Address 41, 3302 50 Street Nw

Subdivision Varsity
City Calgary
County Calgary
Province Alberta
Postal Code T3A 2C6

## **Amenities**

Amenities Visitor Parking
Utilities Heating Paid For

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features No Smoking Home, Low Flow Plumbing Fixtures, Vaulted Ceiling(s)

Appliances Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Humidifier,

Microwave, Refrigerator, See Remarks, Washer

Heating Forced Air, Natural Gas, Mid Efficiency

Cooling None
Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

# of Stories 2
Has Basement Yes

Basement Finished, Partial

#### **Exterior**

Exterior Features Balcony, Courtyard, Playground Lot Description Backs on to Park/Green Space

Roof Asphalt Shingle

Construction Brick, Wood Frame, Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 5th, 2025

Days on Market 80

Zoning M-C2

HOA Fees Freq. MON

# **Listing Details**

Listing Office G.M. Bain Real Estate Services Ltd.

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