

\$550,000 - 304, 4500 39 Street Nw, Calgary

MLS® #A2227595

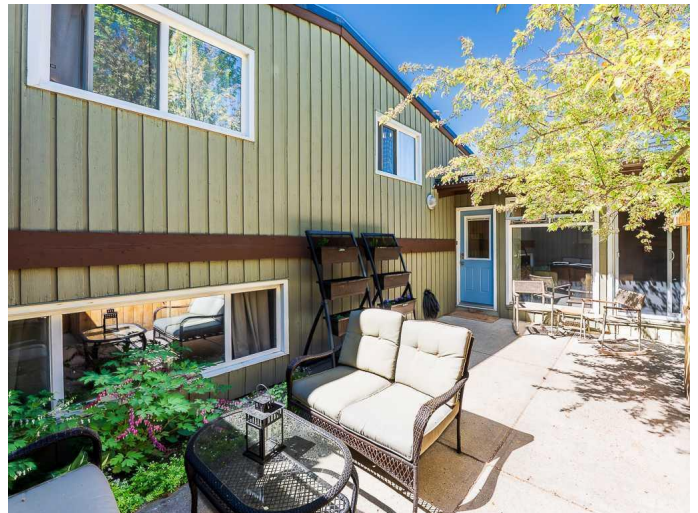
\$550,000

4 Bedroom, 3.00 Bathroom, 868 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Welcome to this beautifully updated four-bedroom, three-bathroom townhome located in the highly sought-after community of Varsity. Offering over 1,700 sq ft of developed living space across four levels, this home is ideal for families, professionals, or anyone looking for a blend of comfort, style, and convenience. The open-concept main floor features rich hardwood flooring, granite countertops, exposed beams, and a stunning natural stone wood-gas fireplace. The functional kitchen includes ample cabinetry and stainless steel appliances, while the adjacent dining area creates a warm and inviting space for everyday living and entertaining. Upstairs, you'll find two generously sized bedrooms. The lower level highlights a spacious primary suite complete with a private two-piece ensuite. The fully developed basement adds flexibility with a large rec room featuring a second electric fireplace, an additional bedroom, a full bathroom, a dedicated laundry area, and extra storage. Step outside to enjoy your private fenced yard—perfect for relaxing, entertaining guests, or letting kids and pets play. Located in Oxford Mews, a well-maintained, pet-friendly complex offering beautifully landscaped green spaces, a fire pit, and community gardens. This prime location puts you just minutes from Market Mall, the University of Calgary, the Bow River pathway system, public transit, and top-rated schools. Don't miss this rare opportunity to own a move-in-ready home in



one of Calgary’s most desirable communities.

Built in 1968

Essential Information

MLS® #	A2227595
Price	\$550,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	868
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

Community Information

Address	304, 4500 39 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A0M5

Amenities

Amenities	Community Gardens, Park, Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Ceiling Fan(s), Granite Counters, No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Brick, Cedar, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2025
Days on Market	14
Zoning	M-CG d44

Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.