

# \$540,000 - 15, 3302 50 Street Nw, Calgary

MLS® #A2202242

**\$540,000**

3 Bedroom, 3.00 Bathroom, 1,519 sqft  
Residential on 0.00 Acres

Varsity, Calgary, Alberta

Open House Friday, Mar. 28th 4:00-7:00pm and Saturday Mar. 29th, 1:00-3:00pm.  
Welcome to Varsity Park West! Prime location in the great community of Varsity! This 3-bedroom, 3-bathroom home offers over 1800 square feet of living space. On the main level you will find the spacious living room anchored by a corner fireplace with a beautiful stone surround and wood mantle. Moving from the living room you enter the dining room, currently used as an office, and would easily fit a large table for hosting friends and family. Step into the beautiful modern kitchen with gorgeous white cabinetry, stainless steel appliances and plenty of counter space. A breakfast nook sits beside the kitchen with a large patio door leading to the backyard which enjoys a full deck and built in waste/recycling bin storage and ample room for a patio dining set and BBQ. The gorgeous laminate flooring throughout this level creates a cohesive and inviting space. A 2-piece powder room with a beautiful pedestal sink and tile floor completes this level! The upper level has 3 generous sized bedrooms including a large primary bedroom with a stunning barndoor feature leading to a walk-through closet and recently updated 3-piece ensuite with a walk-in shower. The 4-piece main bathroom was just refreshed with a brand-new tub and surround and new light fixture. Carpet throughout this level and large windows bringing in plenty of natural light finish the space. In the lower level you will find a large flex room that could be



used as a home gym, games area, or rec room, the options are endless. The laundry/utility room and under stair storage add to the space. Access the single car garage from this level. There is a workbench and shelving in the garage for additional storage and there is a parking pad in front for a second vehicle if needed. The unit backs onto a fantastic green space that is well treed adding privacy to your space. Situated directly across from Market Mall, Landmark Cinemas, a few short blocks to the University District and all the amenities on offer there. Schools, groceries, hospitals, parks, and pathways are all a short distance away. Located close to major commuter routes providing easy access to downtown and the rest of the city! Book your showing today!

Built in 1976

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2202242      |
| Price          | \$540,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,519         |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 15, 3302 50 Street Nw |
| Subdivision | Varsity               |
| City        | Calgary               |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3A 2C6 |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Snow Removal, Visitor Parking  |
| Parking Spaces | 2  |
| Parking        | Front Drive, Garage Door Opener, Off Street, Parking Pad, Single Garage Attached |
| # of Garages   | 1  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | No Smoking Home, Vaulted Ceiling(s)  |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Insert, Living Room, Mantle, Stone, Tile  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Playground, Private Yard                      |
| Lot Description   | Backs on to Park/Green Space, Street Lighting |
| Roof              | Asphalt Shingle                               |
| Construction      | Brick, Wood Frame, Wood Siding                |
| Foundation        | Poured Concrete                               |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 14               |
| Zoning         | M-C2             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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