

# \$489,900 - 34, 3302 50 Street Nw, Calgary

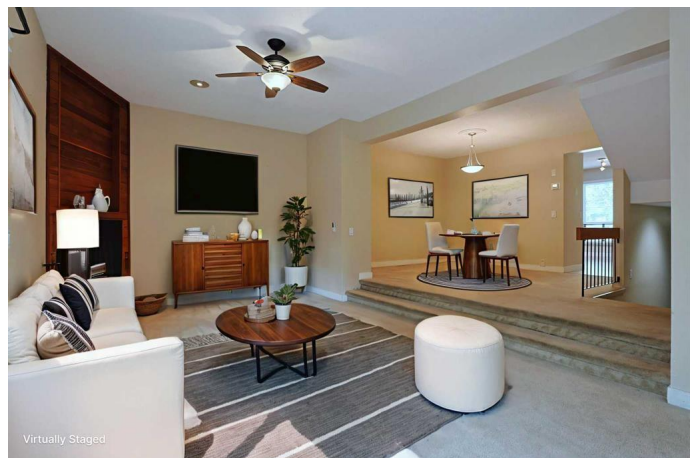
MLS® #A2253024

**\$489,900**

3 Bedroom, 2.00 Bathroom, 1,463 sqft  
Residential on 0.00 Acres

Varsity, Calgary, Alberta

Opportunity knocks here in this lovely townhome in VARSITY PARK WEST—this collection of charming condos in this prime location across from Market Mall & walking distance to the Bow River pathway system & the bluff overlooking the river. Available for quick possession, this 3 bedroom split-level home has a terrific floorplan with large & spacious room, oversized single garage, 1.5 bathrooms & backs onto 1 of the 2 treed park areas in the complex. This wonderful end unit enjoys an inviting living room with brick wood-burning fireplace, leading up to the dining room making entertaining a breeze. The eat-in kitchen has tile floors & great cabinet space, & the appliances include a stainless steel Whirlpool dishwasher. On the way up to the bedrooms on the top floor is a loft which makes a super home office or lounge. The 3 bedrooms each have excellent closet space & they share a sleek bathroom with glass vanity & vessel sink. The basement level has your laundry area with Kenmore washer & dryer, loads of space for storage & access into the 1 car garage. Love the outdoors? Then check out the fantastic South-facing deck where you relax in the tranquil setting surrounded by mature trees. Here in one of Northwest Calgary's most desirable communities, within minutes to University of Calgary & highly-rated schools, hospitals (Foothills Medical Centre, Alberta Children's & Arthur B. Child Cancer Centre), University District, transit (LRT & bus) & quick commute to the downtown.



Built in 1976

## Essential Information

MLS® #	A2253024
Price	\$489,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,463
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

## Community Information

Address	34, 3302 50 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2C6

## Amenities

Amenities	None
Parking Spaces	2
Parking	Garage Faces Front, Oversized, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s), Granite Counters, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Brick Facing, Gas Starter, Living Room, Wood Burning
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Front Yard, Low Maintenance Landscape, No Neighbours Behind, Private, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 10th, 2025
Days on Market	7
Zoning	M-C2

### **Listing Details**

Listing Office	Royal LePage Benchmark
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