\$509,500 - 41, 3302 50 Street Nw, Calgary

MLS® #A2226849

\$509,500

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



Essential Information

MLS® # A2226849 Price \$509,500

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,485

Acres 0.00

Year Built 1976

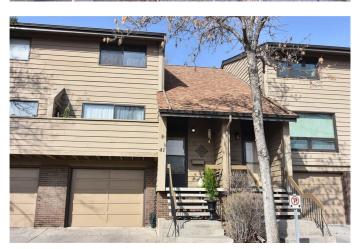
Type Residential

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

Single Garage Attached **Parking**

of Garages

Interior

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

Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Appliances

Electric Cooktop, Humidifier, See Remarks

Heating Forced Air, Natural Gas, Mid Efficiency

Cooling None Fireplace Yes 1

of Fireplaces

Fireplaces Gas, Living Room

of Stories 2 Has Basement Yes

Basement Finished, Partial

Exterior

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

Roof Asphalt Shingle

Construction Brick, Wood Frame, Wood Siding

Foundation **Poured Concrete**

Additional Information

June 5th, 2025 Date Listed

Days on Market 66

Zoning M-C2

HOA Fees Freq. MON

Listing Details

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

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.