

# \$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	9
Zoning	M-C2

### **Listing Details**

Listing Office	CIR Realty
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