

# \$539,000 - 22, 3302 50 Street Nw, Calgary

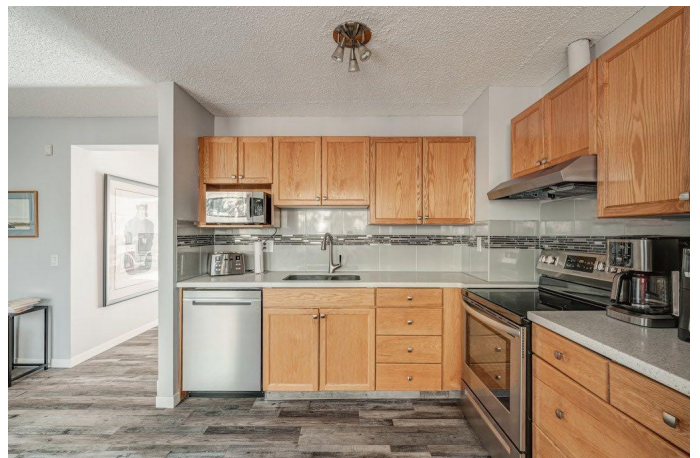
MLS® #A2198072

**\$539,000**

3 Bedroom, 3.00 Bathroom, 1,537 sqft  
Residential on 0.00 Acres

Varsity, Calgary, Alberta

Discover the charm of Varsity Park West in the sought after community of Varsity. Unbeatable location - within steps to Market Mall, Bowmont Park and the majestic Bow River valley. Outdoor enthusiasts will appreciate the proximity to Bowmont Park and the Bow River valley for its beautiful scenery, walking and biking pathways. Enjoy the convenience of being a short drive to Downtown, Shouldice Park, the Alberta Children's Hospital, Foothills Hospital, the newly opened Cancer Centre, the University of Calgary and the vibrant University District. The University District is home to many amenities, trendy restaurants and the VIP Cineplex movie theatre. This 2-storey home features 3 bedrooms, 3 bathrooms and over 1,800 square feet of developed living space. The main level offers an open kitchen with plenty of cabinet storage space, stainless steel appliances, an eat-in breakfast nook or family room, a formal dining area, the sunny living room with a cozy gas fireplace and access to the south facing patio and a 2pc guest bathroom. The top floor has 3 generously sized bedrooms, including a master retreat with a 2-piece en-suite bathroom and a 4-piece bathroom down the hallway. The basement is developed and would make an excellent fitness space, rec room or versatile flex room. The basement also hosts a sizable utility/laundry/storage room. A new furnace was installed in 2022. The single attached garage provides practical convenience for



daily living as well as a driveway to accommodate a 2nd vehicle. The fully fenced backyard is noteworthy as it's difficult to find one in this market! The backyard is accessible through the sliding door from the kitchen. It backs onto a green space with mature trees and a walking pathway through the complex, offering a peaceful outdoor retreat. A rare opportunity in a desirable community that won't last long!

Built in 1976

### Essential Information

MLS® #	A2198072
Price	\$539,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,537
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	22, 3302 50 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2C6

### Amenities

Amenities	None
Parking Spaces	2

Parking Concrete Driveway, Driveway, Garage Door Opener, Single Garage Attached

# of Garages 1

### **Interior**

Interior Features See Remarks

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Partial

### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Backs on to Park/Green Space

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed March 5th, 2025

Days on Market 8

Zoning M-C2

### **Listing Details**

Listing Office RE/MAX iRealty Innovations

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