

# \$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

Built in 1976

## 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  
Parking Single Garage Attached  
# of Garages 1

### Interior

Interior Features No Smoking Home, Low Flow Plumbing Fixtures, Vaulted Ceiling(s)  
Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Electric Cooktop, Humidifier, See Remarks  
Heating Forced Air, Natural Gas, Mid Efficiency  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
# of Stories 2  
Has Basement Yes  
Basement Finished, Partial

### Exterior

Exterior Features Balcony, Courtyard, Playground  
Lot Description Backs on to Park/Green Space  
Roof Asphalt Shingle  
Construction Brick, Wood Frame, Wood Siding  
Foundation Poured Concrete

### Additional Information

Date Listed June 5th, 2025

|                |      |
|----------------|------|
| Days on Market | 70   |
| Zoning         | M-C2 |
| HOA Fees Freq. | MON  |

**Listing Details**

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

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