

25, 3302 50 Street NW
Calgary, Alberta

MLS # A2302699



\$485,000

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|------------------|--|---------------|-------------------|
| Division: | Varsity | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,482 sq.ft. | Age: | 1976 (50 yrs old) |
| Beds: | 3 | Baths: | 1 full / 2 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Backs on to Park/Green Space, Low Maintenance Landscape, Many Trees, S | | |

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|--------------------|--|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 464 |
| Basement: | Partial | LLD: | - |
| Exterior: | Cedar, Wood Frame | Zoning: | M-C2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Kitchen Island, Natural Woodwork, See Remarks | | |

Inclusions: Kitchen Island

Tucked into the highly sought after community of Varsity, this townhome in Varsity Park West offers a rare blend of privacy and location, surrounded by mature trees and backing onto one of the complex's peaceful green spaces. Just steps from Market Mall, the Bow River pathways, and minutes to Silver Springs Golf Course, this setting truly stands out. This townhome has many timeless and thoughtful details including custom built shelving and storage throughout the home. The bright and functional layout features a spacious living room with a charming wood burning fireplace flowing into the dining area. The updated white kitchen with butcher block countertops has a functional moveable island. Outside, the home continues to impress with both front and back outdoor living spaces including a private fenced backyard patio where you can relax in a quiet, treed setting. Upstairs offers 3 bedrooms and a full bathroom including a primary suite with its own 2 pc ensuite and dual closets. The developed basement adds a flex/den/recreation space, laundry, storage, and direct access to the oversized single attached garage. Located close to the University of Calgary, hospitals, LRT, schools, and easy access to downtown, this is an incredible opportunity to own in one of Northwest Calgary's most desirable and established communities. Click on the video in the media link and book your private showing to view this exceptional opportunity.