

10, 3302 50 Street NW
Calgary, Alberta

MLS # A2311838



\$469,999

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|------------------|-----------------------------|---------------|-------------------|
| Division: | Varsity | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,512 sq.ft. | Age: | 1976 (50 yrs old) |
| Beds: | 3 | Baths: | 1 full / 2 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Fruit Trees/Shrub(s), Level | | |

| | | | |
|--------------------|-----------------------------------|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | \$ 464 |
| Basement: | Partial | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-C2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Laminate Counters | | |

Inclusions: Call Seller directly

Welcome to this spacious and well-maintained 3-bedroom, 1 full + 2 half-bath townhome offering 1,511 sq ft of living space in the highly sought-after community of Varsity — directly across from Market Mall and just minutes from the University of Calgary, Foothills Hospital, Alberta Children’s Hospital, transit, parks, and countless amenities. The main floor offers a bright and functional layout featuring a spacious kitchen with ample cabinetry and prep space, an open dining area, and access to your private backyard — complete with a gas line for your BBQ, making outdoor cooking and entertaining effortless. The inviting living room is anchored by a cozy wood-burning fireplace, creating a warm and welcoming atmosphere to enjoy year-round. A fully finished basement adds valuable flexible living space ideal for a rec room, home office, gym, or storage. Upstairs, you’ll find three spacious bedrooms and a full bathroom, while the attached single-car garage provides everyday convenience and additional storage. An additional single-car driveway/parking pad offers extra parking, with visitor parking conveniently located just steps from the unit. Whether you’re a family, professional, student, or investor, this home offers incredible value in one of Calgary’s most desirable NW communities with unbeatable walkability to shopping, dining, and everyday amenities.