

**3407 50 Street NW**  
**Calgary, Alberta**

**MLS # A2322223**



**\$979,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Varsity                |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 2,482 sq.ft.           | <b>Age:</b>   | 1974 (52 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.20 Acre              |               |                   |
| <b>Lot Feat:</b> | Irregular Lot          |               |                   |

|                    |                                |                   |      |
|--------------------|--------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt                        | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame      | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, Bidet                     |                   |      |

**Inclusions:** None

Open house Sunday August 9th from 1:00 to 3:00 Welcome to this spacious and beautifully maintained two storey home offering over 2400 sq ft of living space in the highly sought-after community of Varsity. The thoughtfully designed main floor greets you with a spacious entrance, a bright living room with a gas custom stone fireplace , an elegant dining room, and a welcoming family room featuring a burning fireplace and patio doors that lead to a private backyard. The spacious kitchen offers ample cabinetry and counter space, while the adjoining breakfast nook is the perfect place to enjoy casual meals and morning coffee. A private home office, conveniently located powder room and laundry area add everyday functionality to this home. Upstairs the spacious primary bedroom offers a rare five piece bathroom and a walk-in closet. Two additional generously sized bedrooms and another full bathroom complete the second level. The basement is fully developed with a large family room, a cozy wood burning fireplace, a bar, bathroom and a bedroom. The home includes an attached double car garage with a heating vent. The homes two furnaces were recently replaced in 2025. Located in one of Calgary's most desirable communities, this home is close to excellent schools, shopping, restaurants, parks, pathways, public transit and all amenities.