

\$545,000 - 8, 3302 50 Street Nw, Calgary

MLS® #A2200046

\$545,000

3 Bedroom, 3.00 Bathroom, 1,523 sqft
Residential on 0.00 Acres

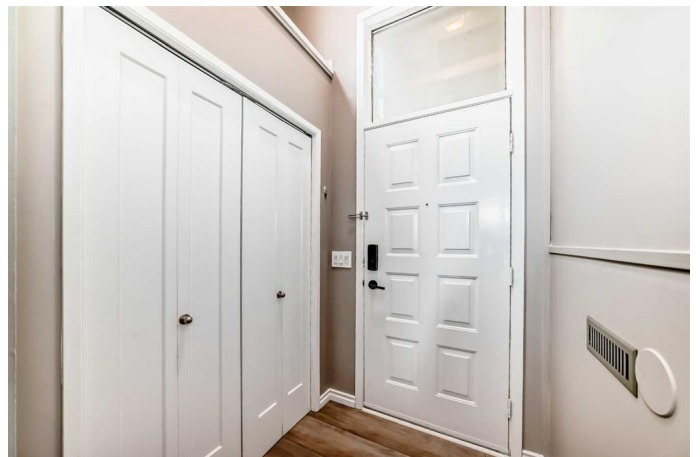
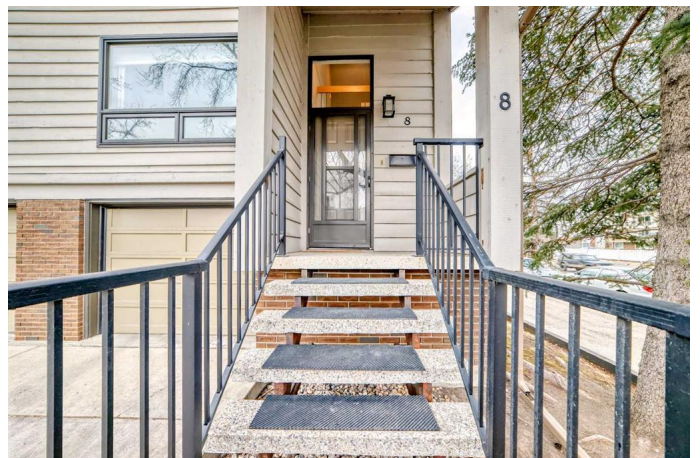
Varsity, Calgary, Alberta

OPEN HOUSE Sunday March 9th
1:00-3:00pm Welcome to Varsity Park West, nestled in the highly desirable community of Varsity! This prime location is just steps away from Market Mall, Bowmont Park, and the stunning Bow River valley, offering endless outdoor recreation opportunities with scenic walking and biking trails.

This charming 2-storey home features 3 bedrooms, 2.5 bathrooms, and over 1,700 square feet of developed living space. The attached single garage and driveway provide parking for two vehicles. A rare end unit with only 1 common wall.

The main floor boasts a beautifully updated open-concept kitchen with ample cabinetry, stainless steel appliances, and a cozy breakfast nook or family area. A formal dining space, a bright living room with a wood fireplace, tastefully finished with new LVP flooring. Convenient access to your sunny west-facing patio for entertaining, backing onto a serene green space with mature trees and walking paths. A convenient updated 2-piece guest bath complete this level.

Upstairs, you'll find updated carpet, three spacious bedrooms, including a primary suite with a private updated 3-piece ensuite, along with a separate 4-piece bathroom. The finished basement offers a versatile space that can serve as a rec room, gym, or flex area, plus a large utility/laundry/storage room. Most windows have been updated including the sliding doors.



Enjoy the convenience of a short drive to Downtown, Shouldice Park, the Alberta Children's Hospital, Foothills Hospital, the new Cancer Centre, the University of Calgary, and the bustling University District, which boasts trendy restaurants, great amenities, and the VIP Cineplex movie theatre. This is a rare opportunity to own a fantastic home in a sought-after community—don't miss out!

Built in 1976

Essential Information

MLS® #	A2200046
Price	\$545,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,523
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	8, 3302 50 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A2C6

Amenities

Amenities	Other
Parking Spaces	2

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

of Garages 1

Interior

Interior Features Closet Organizers, Kitchen Island, See Remarks, Storage, Vinyl Windows

Appliances Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Partial

Exterior

Exterior Features Other

Lot Description Treed, Sloped Up

Roof Asphalt

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed March 6th, 2025

Days on Market 8

Zoning M-C2

Listing Details

Listing Office Real Estate Professionals Inc.

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