



GRASSROOTS

REALTY GROUP

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**10, 3302 50 Street NW
Calgary, Alberta**

MLS # A2316750



\$459,900

Division:	Varsity		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,505 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Garden, Low Maintenance Landscape, Private, See Remarks, Treed		

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

Inclusions: n/a

Welcome to this spacious and well-maintained townhome in the heart of Varsity, one of Calgary's most sought-after NW communities. Offering 1,511 sq. ft. of thoughtfully designed living space, this 3-bedroom home is ideally situated directly across from Market Mall and just minutes from the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, parks, pathways, transit, and countless amenities. The bright main floor features a functional kitchen with abundant cabinetry and workspace, an open dining area, and direct access to the private backyard complete with a gas line for effortless outdoor entertaining. The inviting living room is centered around a cozy wood-burning fireplace, creating a warm and comfortable gathering space year-round. Upstairs, you'll find three generously sized bedrooms and a full bathroom. The fully finished basement provides excellent flexibility for a recreation room, home office, fitness area, hobby space, or additional storage. A standout feature is the attached heated single garage, complete with a built-in workbench—perfect for hobbyists, DIY projects, bike maintenance, seasonal storage, or keeping your vehicle warm during Calgary winters. An additional driveway parking stall and nearby visitor parking add further convenience. Whether you're a first-time buyer, student, professional, family, or investor, this home offers outstanding value in an unbeatable Varsity location with exceptional walkability to shopping, dining, services, and everyday amenities.