



11, 3302 50 Street NW
Calgary, Alberta

MLS # A2320582



\$465,000

Division:	Varsity		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,420 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 464
Basement:	Partial	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Chandelier, No Smoking Home		

Inclusions: shelving in living room, wall mount in living room.

Situated in the desirable community of Varsity, this townhome offers the perfect blend of location and sanctum. While you're just steps from Market Mall, public transit, and the Bow River pathway system, this home also backs onto the stunning, park-like setting of the complex's green space, a west facing outdoor retreat that's perfect to BBQ season. Park in the attached garage and you'll feel that you're truly home. The vaulted foyer is welcoming and a powder room rounds out the entrance. On the main, you'll find hardwood and treed views; ample natural light floods the living and dining space. The back deck is truly a gem, with towering trees all around and peace from the busy day, overlooking the green space. Back inside, there's a wood burning fireplace and through to the kitchen where you'll enjoy making meals and memories with families and friends. Upstairs, there's a great space for a landing office/den, three generously-sized bedrooms, and a four piece washroom. Downstairs, you'll find a developed basement with a great media/game room, and there's the convenience of in-unit laundry, with plenty of storage, as well! Located close to the University of Calgary, hospitals, LRT, schools, and with easy access to downtown, you can park your car and take advantage of all the area, and the city, have to offer! Book your private showing today!