



GRASSROOTS
REALTY GROUP

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3407 50 Street NW
Calgary, Alberta

MLS # A2322223



\$1,050,000

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

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

Inclusions: None

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 wood 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.