



GRASSROOTS
REALTY GROUP

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41, 3302 50 Street NW
Calgary, Alberta

MLS # A2226849



\$509,500

Division:	Varsity		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,485 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Mid Efficiency, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 485
Basement:	Finished, Partial	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	Heating Paid For
Features:	Low Flow Plumbing Fixtures, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: N/A

This Townhouse is in great condition numerous up-grades in the past 2 years. New flooring, New Furnace and Hot Water Tank Developed Lower Level.New High-End toilets through out. Changed the en-suite bath from a 2 pec to a 3 pec with a good size shower.Wood burning Fire Place in the East facing Living & Dinning Room Combo with a Balcony.Large Kitchen and eating area facing west to an enclosed deck and patio.Very private for the Family Bar B Qs. Location,Location Across from Market Mall and close to All Levels of Schools including walking distance to the University and the LRT. RMS Package, Virtual Tour