



GRASSROOTS
REALTY GROUP

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34, 3302 50 Street NW
Calgary, Alberta

MLS # A2253024



\$489,900

Division:	Varsity		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,463 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Garage Faces Front, Oversized, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Low Maintenance Landscape, No		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 450
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Storage, Vaulted Ceiling(s)		

Inclusions: garage heater <as is> (seller has never used)

Opportunity knocks here in this lovely townhome in VARSITY PARK WEST…this collection of charming condos in this prime location across from Market Mall & walking distance to the Bow River pathway system & the bluff overlooking the river. Available for quick possession, this 3 bedroom split-level home has a terrific floorplan with large & spacious room, oversized single garage, 1.5 bathrooms & backs onto 1 of the 2 treed park areas in the complex. This wonderful end unit enjoys an inviting living room with brick wood-burning fireplace, leading up to the dining room making entertaining a breeze. The eat-in kitchen has tile floors & great cabinet space, & the appliances include a stainless steel Whirlpool dishwasher. On the way up to the bedrooms on the top floor is a loft which makes a super home office or lounge. The 3 bedrooms each have excellent closet space & they share a sleek bathroom with glass vanity & vessel sink. The basement level has your laundry area with Kenmore washer & dryer, loads of space for storage & access into the 1 car garage. Love the outdoors? Then check out the fantastic South-facing deck where you relax in the tranquil setting surrounded by mature trees. Here in one of Northwest Calgary's most desirable communities, within minutes to University of Calgary & highly-rated schools, hospitals (Foothills Medical Centre, Alberta Children's & Arthur B. Child Cancer Centre), University District, transit (LRT & bus) & quick commute to the downtown.