

49, 3302 50 Street NW
Calgary, Alberta

MLS # A2165928



\$475,000

Division:	Varsity		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,514 sq.ft.	Age:	1976 (48 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Few Trees, Low Maintenance Landscape, Private		

Heating:	Forced Air	Water:	-
Floors:	Subfloor	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 428
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Cedar	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: N/A

This listing is value priced on purpose....seller had a family situation during the updating...as it stands now it was all freshly painted and appliances removed (for your convenience). So this is your chance to work with a blank canvas and influence all of your own desired finishing touches. The property is clean and empty but needs appliances and new flooring (and any other touches you would like to complete to add your modern flair). Sold in as is condition. Close to absolutely everything: U of C, Market Mall, all main traffic routes for easy access, transit, Foothills Hospital, the ravine of Varsity Estates and all the pathways along the river for both directions. Great parking situation here as well - large single attached garage, and long driveway for the second car. The bones of this property are really good - three large bedrooms, three bathrooms and a large basement for storage, laundry and extra space. These townhomes also offer their own private yards - perfect for BBQ's, sitting outside or the family pet. Popular floor plan with very spacious rooms, wood burning fireplace in living room, patio slider off the kitchen to the yard and balcony out front over looking the entrance. Great townhome in a very good NW Varsity complex.