



4500 39 Street Calgary Alberta

\$565,000

Welcome to this beautifully updated four-bedroom, three-bathroom townhome located in the highly sought-after community of Varsity. Offering over 1,700 sq ft of developed living space across four levels, this home is ideal for families, professionals, or anyone looking for a blend of comfort, style, and convenience. The open-concept main floor features rich hardwood flooring, granite countertops, exposed beams, and a stunning natural stone wood-gas fireplace. The functional kitchen includes ample cabinetry and stainless steel appliances, while the adjacent dining area creates a warm and inviting space for everyday living and entertaining. Upstairs, you'll find two generously sized bedrooms. The lower level highlights a spacious primary suite complete with a private two-piece ensuite. The fully developed basement adds flexibility with a large rec room featuring a second electric fireplace, an additional bedroom, a full bathroom, a dedicated laundry area, and extra storage. Step outside to enjoy your private fenced yard—perfect for relaxing, entertaining guests, or letting kids and pets play. Located in Oxford Mews, a well-maintained, pet-friendly complex offering beautifully landscaped green spaces, a fire pit, and community gardens. This prime location puts you just minutes from Market Mall, the University of Calgary, the Bow River pathway system, public transit, and top-rated schools. Don't miss this rare opportunity to own a move-in-ready home in one of Calgary's most desirable communities. (id:6769)

Bedroom 10.67 Ft x 8.42 Ft
 Recreational, Games room 13.00 Ft x 10.58 Ft
 3pc Bathroom Measurements not available
 Primary Bedroom 10.67 Ft x 8.42 Ft
 2pc Bathroom Measurements not available
 Kitchen 11.08 Ft x 7.42 Ft

Dining room 9.92 Ft x 6.42 Ft
 Living room 18.58 Ft x 14.25 Ft
 4pc Bathroom Measurements not available
 Bedroom 13.58 Ft x 10.92 Ft
 Bedroom 10.00 Ft x 8.92 Ft

Listing Presented By:



Originally Listed by:
 RE/MAX iRealty Innovations

<http://alisonlang.ca/>

RE/MAX

**RE/MAX REAL ESTATE
 (CENTRAL)**

773 Glenmore rd , Calgary, British
 Columbia, V1V 3B9

Phone: (403) 850-6722
 ctimos@telus.net