



3302 50 Street Calgary Alberta

\$540,000

Open House Friday, Mar. 28th 4:00-7:00pm and Saturday Mar. 29th, 1:00-3:00pm. Welcome to Varsity Park West! Prime location in the great community of Varsity! This 3-bedroom, 3-bathroom home offers over 1800 square feet of living space. On the main level you will find the spacious living room anchored by a corner fireplace with a beautiful stone surround and wood mantle. Moving from the living room you enter the dining room, currently used as an office, and would easily fit a large table for hosting friends and family. Step into the beautiful modern kitchen with gorgeous white cabinetry, stainless steel appliances and plenty of counter space. A breakfast nook sits beside the kitchen with a large patio door leading to the backyard which enjoys a full deck and built in waste/recycling bin storage and ample room for a patio dining set and BBQ. The gorgeous laminate flooring throughout this level creates a cohesive and inviting space. A 2-piece powder room with a beautiful pedestal sink and tile floor completes this level! The upper level has 3 generous sized bedrooms including a large primary bedroom with a stunning barndoor feature leading to a walk-through closet and recently updated 3-piece ensuite with a walk-in shower. The 4-piece main bathroom was just refreshed with a brand-new tub and surround and new light fixture. Carpet throughout this level and large windows bringing in plenty of natural light finish the space. In the lower level you will find a large flex room that could be used as a home gym, games area, or rec room, the options are endless. The laundry/utility room and under stair storage add to the space. Access the single car garage from this level. There is a workbench and shelving in the garage for additional storage and there is a parking pad in front for a second vehicle if needed. The unit backs onto a fantastic green space that is we...

Primary Bedroom 11.83 Ft x 14.17 Ft

3pc Bathroom 4.42 Ft x 7.92 Ft

Bedroom 11.75 Ft x 9.17 Ft

Bedroom 9.67 Ft x 10.92 Ft

4pc Bathroom 7.42 Ft x 5.00 Ft

Storage 9.67 Ft x 6.58 Ft

Other 25.50 Ft x 10.75 Ft

Other 5.00 Ft x 4.58 Ft

Living room 12.00 Ft x 12.33 Ft

Dining room 8.00 Ft x 9.67 Ft

Kitchen 9.17 Ft x 12.17 Ft

Breakfast 9.67 Ft x 11.17 Ft

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Furnace 7.33 Ft x 12.17 Ft

2pc Bathroom 5.00 Ft x 5.00 Ft