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41, 3302 50 Street NW  
Calgary, Alberta

MLS # A2226849



**\$509,500**

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

<b>Heating:</b>	Mid Efficiency, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 485
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Heating Paid For
<b>Features:</b>	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