

# \$550,000 - 304, 4500 39 Street Nw, Calgary

MLS® #A2227595

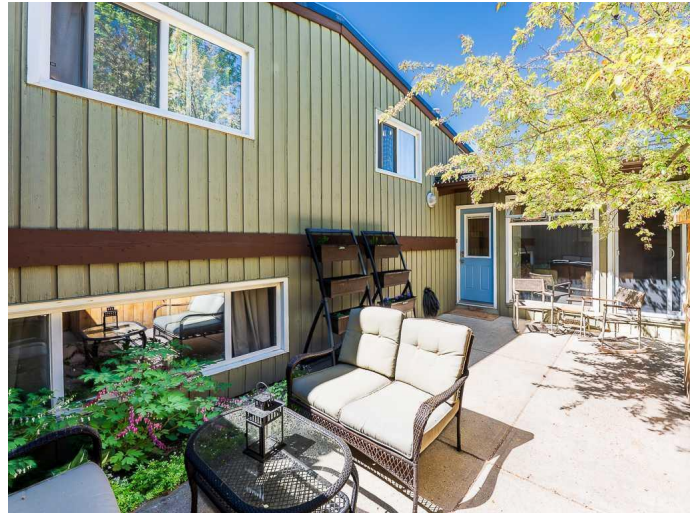
**\$550,000**

4 Bedroom, 3.00 Bathroom, 868 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

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 fully renovated and developed living space across four levels. This home is move in ready with recent updates to include new windows and doors. It's 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 complete with custom cedar storage shed for extra space—perfect for relaxing, entertaining guests, or letting kids and pets play. Located in Oxford Mews, a well-maintained, pet-friendly complex offering beautifully landscaped, well maintained common green spaces, a fire pit, and community gardens. Invite your friends for



bocce ball and evenings around the fire. The walking paths and common outdoor space makes for a unique oasis in the city. 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. Donâ€™t miss this rare opportunity to own a turn-key home in one of Calgaryâ€™s most desirable communities. These units are rarely for sale- jump on this opportunity to upgrade your life!

Built in 1968

**Essential Information**

MLS® #	A2227595
Price	\$550,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	868
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

**Community Information**

Address	304, 4500 39 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A0M5

**Amenities**

Amenities	Parking, Community Gardens, Park
Parking Spaces	1

Parking	Stall
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## Interior

Interior Features	No Smoking Home, Ceiling Fan(s), Granite Counters, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Dryer, Washer
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Low Maintenance Landscape, Private, Backs on to Park/Green Space, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Wood Frame, Brick, Cedar
Foundation	Poured Concrete

## Additional Information

Date Listed	June 5th, 2025
Days on Market	26
Zoning	M-CG d44

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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