

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

MLS® #A2227595

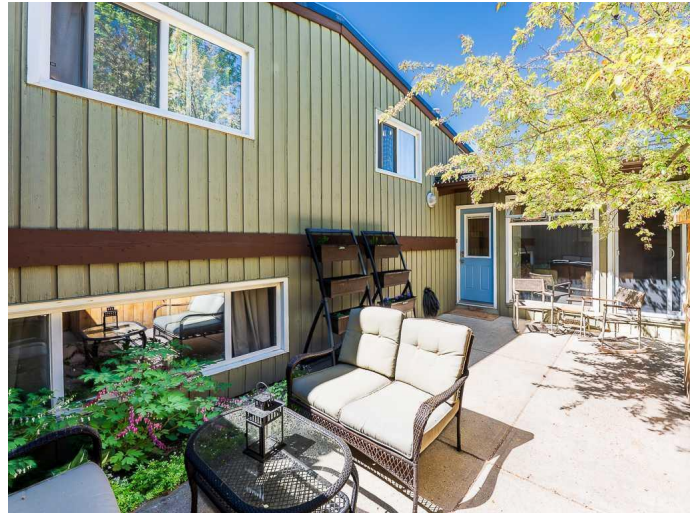
**\$550,000**

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 |
|---------|-------|

## 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 | 34             |
| Zoning         | M-CG d44       |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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