

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

MLS® #A2227595

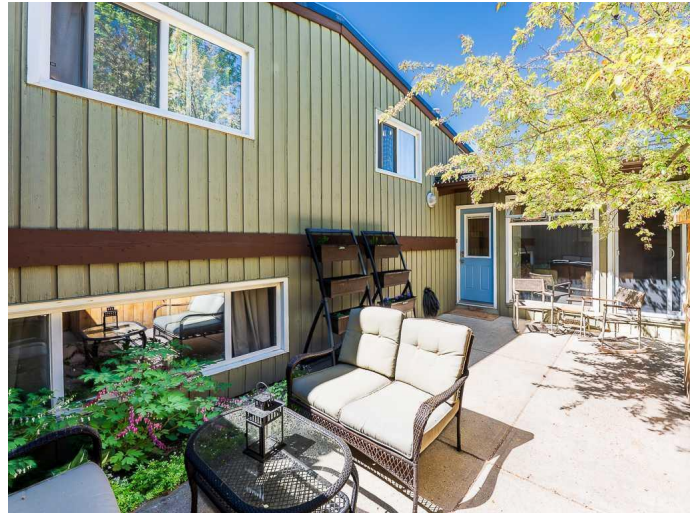
**\$550,000**

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 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.

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	Community Gardens, Park, Parking
Parking Spaces	1
Parking	Stall

**Interior**

Interior Features	Ceiling Fan(s), Granite Counters, No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
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	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Brick, Cedar, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 5th, 2025
Days on Market	12
Zoning	M-CG d44

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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