608 4500 39 Street NW

Calgary | Active | MLS® A2345241

$450,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1968**	**924 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

3 BEDS | 1.5 BATHS | 1,878 SQFT TOTAL | 4-LEVEL SPLIT | VARSITY | RENOVATED | PRIVATE FENCED PATIO | EXPOSED BEAMS | WOOD-BURNING FIREPLACE | LARGE SOUTH-FACING WINDOWS | PRIVATE PRIMARY RETREAT | QUICK POSSESSION AVAILABLE

Rarely do homes come for sale in this well managed complex, full of character and tucked into one of Varsity's most desirable locations, this renovated 4-level split offers 1,863 sqft of total space with a layout that stands apart from the typical townhouse. Exposed beams, skylights, a wood-burning fireplace and large south-facing windows give the home warmth, personality and plenty of natural light.

The main level features an updated kitchen with spacious living and dining areas, while the multi-level design provides great separation throughout. Two bedrooms are located on the upper level, with the primary bedroom privately situated on its own floor alongside a half bathroom.

The unfinished basement offers excellent storage and future development potential, with space to potentially add another bedroom and bathroom.

Outside, enjoy a large fully fenced private patio, along with a natural gas hookup perfect for summer BBQ's. Oxford Mews is a pet-friendly complex featuring mature landscaping, walking paths, community gardens and a shared fire pit.

Minutes from Market Mall, the University of Calgary, Alberta Children's Hospital, LRT, Bow River pathways, schools and Crowchild Trail. A unique Varsity home with character, privacy and an unbeatable location. Quick possession available.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345241
Bedrooms	3
Bathrooms	2
Year Built	1968
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	4 Level Split
Total Living Area:	924 sq. ft.
Condo Fee:	$454.48
Condo Fee Includes:	Insurance, Reserve Fund Contributions, Sewer, Trash
Front Exposure:	West
Entry Level:	1
Levels:	4 Level Split
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1968 (Age: 58)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	8210133
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Five Plus

Roof:	Flat
Ensuite:	No
Flooring:	Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	No
Parking:	Off Street, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Oxford Mews
Community:	Varsity
Amenities:	None
Appliances:	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	NA
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Dining Room · 18'2" × 8'3" ·
Main Floor	Kitchen · 9' × 7'6" ·
Main Floor	Living Room · 18'2" × 12'1" ·
2nd Floor	Bedroom · 13'7" × 11'1" ·
2nd Floor	Bedroom · 9'11" × 8'10" ·
Lower Level	Bedroom - Primary · 16' × 13'1" ·

Basement	Storage · 8'8" × 3' ·
Basement	Other · 29'6" × 17'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows
Exterior Features:	BBQ gas line, Playground, Private Entrance, Private Yard
Patio And Porch Features:	Deck, Enclosed
Lot Features:	Private
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-CG d44
Listed Date:	Sep 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/608-4500-39-street-nw-calgary-a2345241/

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