

780-832-5880

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## 114, 3420 50 Street NW Calgary, Alberta

MLS # A2247973



\$194,900

Division:	Varsity				
Type:	Residential/Low Rise (2-4 stories)				
Style:	Apartment-Single Level Unit				
Size:	813 sq.ft.	Age:	1976 (49 yrs old)		
Beds:	2	Baths:	1		
Garage:	Stall				
Lot Size:	-				
Lot Feat:	Other				

Heating:	Boiler	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 494
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-

Features: No Animal Home, No Smoking Home

Inclusions:

N/A

Welcome to this ideally located 2-bedroom condo in the heart of Varsity. Whether you're a first-time buyer or savvy investor, this well-maintained unit offers unbeatable value and convenience. Enjoy the comforts of in-unit laundry, a brand new stove, and a functional layout perfect for everyday living. Steps from Market Mall, Bowmont Park, and minutes to the University of Calgary, Foothills Medical Centre, and the Alberta Children's Hospital — this location simply can't be beat. Plus, with easy access to downtown and major routes, your commute will be a breeze. This is your opportunity to get into a prime NW Calgary neighborhood at an affordable price. Don't miss out! Call your favourite Realtor today to book your private viewing.