

**313, 3420 50 Street NW
Calgary, Alberta**

MLS # A2243697



\$254,900

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	838 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Boiler	Water:	-
Floors:	Laminate	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. The bright and open living space flows out to a private balcony, ideal for your morning coffee or evening unwind. 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.