

**116, 3420 50 Street NW  
Calgary, Alberta**

**MLS # A2269531**

**\$184,000**



<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	834 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Guest, Paved, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Street Lighting		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 500
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Storage		
<b>Inclusions:</b>	N/A		

Price Improvement! Welcome to this quiet and inviting 2-bedroom NW condo in the heart of Varsity! Perfect for first-time buyers or savvy investors, this home offers exceptional value, great equity potential, and unbeatable convenience. This south facing main-floor unit features two well-sized bedrooms and large windows that bring in plenty of natural light. Enjoy the comfort of an assigned parking stall with plug-in, plus ample visitor parking for guests. The complex itself offers a charming courtyard and secure bike storage for added peace of mind. Ideally located just across from Market Mall, you'll love the easy access to public transit, major routes like Shaganappi Trail and Crowchild Trail, and nearby destinations such as the University District, University of Calgary, Alberta Children's Hospital, and Foothills Medical Centre. Discover the perfect blend of location, lifestyle, and value — right here in Varsity.