

107, 3420 50 Street NW  
Calgary, Alberta

MLS # A2173223



## \$195,800

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	619 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 366
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Storage		

**Inclusions:** NA

Perfect for an investor looking for a cash flow property. This cared for adult living only (18+ ) one bedroom unit has been a great investment for the owner. Well maintained, bright and spacious unit that is move-in ready. The kitchen, entryway and bathroom floor is brand new and brings a fresh look to this newly painted unit. The property has an onsite manager, bike storage, recycle room, garbage shoots on each floor, and new triple pane windows. Good floor plan and large bedroom. Pride of ownership. The condo board had just installed new windows so it's nice and clean looking. Bright unit. Kitchen is open and has lots of counter space. Large storage room for bikes, and household items. Great value for Varsity. Across from Market Mall Shopping Centre for easy access. Well maintained self managed complex and easy to show. Easy transportation available as well as a reserved parking stall included with the unit. Close to The University of Calgary, Foothills & Children's Hospital.