

204, 3420 50 Street NW  
Calgary, Alberta

MLS # A2176715



## \$199,000

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Varsity                            |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment                          |               |                   |
| <b>Size:</b>     | 634 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> | Other                              |               |                   |

|                    |                                 |                   |        |
|--------------------|---------------------------------|-------------------|--------|
| <b>Heating:</b>    | Boiler                          | <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>   | Concrete                        | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | -                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |        |

**Inclusions:** N/A

Welcome to your new home at this inviting 1-bedroom condo apartment, perfectly situated in Varsity close to Market Mall, The University of Calgary, Alberta Children's Hospital, and Foothills Medical Centre. This property is ideal for investors, young professionals, students, and medical staff seeking convenience and comfort. Enjoy easy access to shopping, dining, and recreational facilities. Whether you're commuting to school or work, everything you need is just moments away. You've got the convenience of coin operated laundry and bike storage to make your life easier. Call your favourite Realtor today to book your private viewing.