

410, 3730 50 Street NW
Calgary, Alberta

MLS # A2272893



\$259,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Varsity | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 997 sq.ft. | Age: | 1978 (48 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---------------------------------------------------------------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Cork, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 732 |
| Basement: | - | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-C2 |
| Foundation: | - | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Stone Counters, Vaulted Ceiling(s) | | |

Inclusions: N/A

Welcome to the next chapter of your life. Located in the Landmark complex in the Aspen building, is where you will find this TOP FLOOR 2 BEDROOM condo with UNDERGROUND PARKING and STORAGE SPACE. Vaulted ceilings invite you to the living room where you will warm up those cold winter nights with a wood-burning fireplace. The functional and warm cork flooring make this an easy choice for any point in life. The renovated kitchen adds to the appeal of this beautiful home with stainless steel appliances, granite countertops and modern backsplash. The bathroom has also been updated to give you a spa-like feel with new lighting, cabinetry and tub. The two spacious bedrooms are ifunctional with bay windows overlooking the quiet and tranquil courtyard. The balcony is nicely covered for you to enjoy your coffee in the mornings looking out at your serene view. There is also a good sized storage room located inside the condo. With the LAUNDRY ROOM only a few doors away and the puzzle/reading room only a few steps further, buying this condo won't just change your address but also your lifestyle. You are only 200 yards from Bowmont Park where you can walk for hours in the large natural environment park that lies along the northern bank of the Bow River. Walking across the street the other way can take you to your doctor at Market Mall Professional building or the shops and restaurants at Market Mall. University District and the Foothills Hospital are also minutes away. Call your REALTOR today so that you can enjoy the upgraded lifestyle in Varsity very soon!