

316, 3730 50 Street NW
Calgary, Alberta

MLS # A2319929



\$169,900

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	832 sq.ft.	Age:	1978 (48 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 620
Basement:	-	LLD:	-
Exterior:	Cedar, Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Storage		

Inclusions:	N/A
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Varsity is one of NW Calgary's most established and convenient neighbourhoods, and this south facing condo puts you right in the heart of it. Natural light pours through the living space, where a wood burning fireplace adds warmth and character, the kind of detail that makes a place actually feel like home. The layout makes good use of every square foot, a generous living and dining area, a well sized bedroom steps from the bathroom, and a private balcony that's made for slow weekend mornings and summer evenings. The building itself is quietly impressive, professionally managed, spotlessly kept, with underground heated parking, secure elevator access, a storage locker, and a laundry room just down the hall. The age-restricted community (25+) attracts owners who care about where they live, and it shows. Outside your door, you're across from Market Mall and Safeway, and minutes from the University District, the University of Calgary, Foothills and Children's Hospitals, Edworthy Park, and the Bow River pathways. With no immediate improvements required, just move in and enjoy.