

308, 3730 50 Street NW
Calgary, Alberta

MLS # A2341735



\$305,000

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,304 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	2
Garage:	Covered, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Membrane, Tar/Gravel	Condo Fee:	\$ 968
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, Natural Woodwork, No Animal Home, Open Floorplan, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the Landmark!! This exquisite renovated and spacious 2 bedroom and 2 bathroom home features an inviting and open floor plan features brand new LVP flooring throughout, New paint and baseboards. The kitchen features rich oak cabinets for the gourmet cook. The dining room opens to the huge Living room with tiled woodburning fireplace. There are sliding balcony doors off the Living room that overlooks a beautiful inner treed courtyard. This home features over 1300 sq ft of spacious living and all rooms are generously sized. There is a common free laundry room and reading room on the same floor and comes with an underground parking(71)and personal storage stall(28). This home is directly across from green space and walking and bike paths for those that enjoy the great outdoors. Situated in one of the most sought after NW locations in Varsity with walking access to Market mall, a short drive to University Calgary, popular University City shops and restaurants, Foothills hospital and Highway 1 West. Imagine downsizing into a home like this with all the amenities and space for retirees or young professionals. This is a +25 Adult building.