

210, 3730 50 Street NW  
 Calgary, Alberta

MLS # A2350265



**\$224,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Varsity                            |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 992 sq.ft.                         | <b>Age:</b>   | 1978 (48 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Stall, Underground       |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | Landscaped, Treed                  |               |                   |

**Heating:** Baseboard, Boiler, Natural Gas

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle, Vinyl, Membrane

**Basement:** -

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 739

**LLD:** -

**Zoning:** M-C2

**Utilities:** -

**Inclusions:** N/A

Fantastic Varsity location! This comfortable 2 bedroom condo offers a spacious living room with wood-burning fireplace, large dining area, functional kitchen with plenty of counter space and balcony overlooking the beautifully landscaped courtyard. Enjoy in-suite storage plus additional storage downstairs and a heated underground parking stall. Well maintained unit and building including recently upgraded windows. Located in a quiet 25+ adult building, just steps from pathways, parks, the river valley, and minutes to Market Mall, University District, U of C, Foothills and Children's Hospitals, restaurants, transit & all amenities. A peaceful setting in an unbeatable location!