



THE
A-TEAM

**RE/MAX
FIRST**

3730 50 Street #411, Calgary T3A 2V9

MLS® #: **A2126442**

Area: **Varsity**

Listing Date: **04/26/24**

List Price: **\$299,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 13-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1978**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,114**
Low Sqft:
Ttl Sqft: **1,114**

DOM

23
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat: **Assigned,Heated Garage,Secured,Underground**

Utilities and Features

Roof: **Asphalt,Other**
Heating: **Baseboard,Hot Water,Natural Gas,Radiant**
Sewer:
Ext Feat: **Balcony**

Construction: **Wood Frame**
Flooring: **Carpet,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Window Coverings**
Int Feat: **Beamed Ceilings,High Ceilings,No Animal Home,No Smoking Home,Skylight(s),Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	19`6" x 12`11"
Kitchen	Main	9`3" x 8`11"
Bedroom	Main	14`8" x 9`8"
4pc Bathroom	Main	10`10" x 4`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	15`11" x 8`9"
Bedroom - Primary	Main	14`9" x 10`10"
3pc Ensuite bath	Main	8`6" x 5`1"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$805		Fee Simple	M-C2
		Fee Freq:	
		Monthly	
Legal Desc:	7910087	Remarks	
Pub Rmks:	<p>Welcome to this top-floor, end-unit with just a single common wall ensuring the ultimate in privacy. The vaulted ceilings and clerestory windows add volumes of light and spaciousness to this wonderful apartment. The fireplace and wood ceiling treatment add a touch of warmth and sophistication to the spacious living room. The cozy kitchen is bright and functional with an adjacent semi-formal dining room. The large primary bedroom enjoys a private ensuite bath with a corner shower, while the second bedroom and full bath are bright and spacious. With a covered, wrap-around balcony facing easterly, you'll have wonderful morning sun, while the second balcony faces westerly to enjoy the light and warmth of summer evenings. The secure, heated, underground parking is to be very much appreciated. There's a cozy common lounge on the fourth floor to visit with your friendly neighbours, as well as a shared laundry room on each floor - the use of which is included in your condo fees. This age-restricted building (25+) is quiet and welcoming, while the neighbourhoods of Varsity and nearby University District offer all the amenities you really need. There's easy access to walking paths, Landmark movie theatres, Market Mall shopping and professional services building. Foothills and Alberta Children's hospitals are also close by. The Landmark condos are well managed and maintained with many recent and ongoing upgrades. With its unique location, two full baths, ample size and amazing light and volume, this is a rare find at this price point. Its been freshly painted and is awaiting a new owner's personal touch, so call your agent to book your private viewing.</p>		
Inclusions:	None.		
Property Listed By:	CIR Realty		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









