



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3420 50 Street #415, Calgary T3A 2E1**

MLS®#: **A2157378**

Area: **Varsity**

Listing Date: **08/30/24**

List Price: **\$288,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1976**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:  
Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **848**  
Low Sqft:  
Ttl Sqft: **848**

DOM

**19**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof:  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Courtyard**

Construction: **Brick,Concrete,Metal Frame,Vinyl Siding**  
Flooring: **Carpet,Ceramic Tile,Linoleum**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Electric Stove,Refrigerator,Washer/Dryer**  
Int Feat: **Laminate Counters,Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>8`3" x 7`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`0" x 12`2"</b>
<b>Balcony</b>	<b>Main</b>	<b>19`9" x 4`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`4" x 9`4"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>8`9" x 8`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`10" x 5`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`4" x 10`8"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`11" x 4`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$500**

Title:  
**Fee Simple**

Zoning:  
**M-C2**

Fee Freq:  
**Monthly**

Legal Desc: **9111002**

Remarks

Pub Rmks: **Discover the ultimate in updated living with this beautifully renovated TOP-FLOOR apartment in the heart of Varsity. Recently transformed from top to bottom, this unit has been PROFESSIONALLY REPAINTED, with a fresh coat applied to all the walls, trim, baseboards, and interior doors ensuring a pristine and modern look throughout. Additional upgrades include NEW HARDWARE on all passageway and closet doors and a BRAND-NEW STAINLESS STEEL FRIDGE AND STOVE. Perfectly suited for investors or first-time homebuyers, this 2-bedroom, 1-bath gem offers unparalleled convenience and style. The kitchen shines with fully REPAINTED CABINETS, a sleek new faucet, and a contemporary light fixture, creating a space that is both functional and stylish. The dining area seamlessly flows into the bright living room, where southwest-facing views fill the space with natural light. Additional NEW LIGHT FIXTURES in the kitchen and dining area further enhance the welcoming atmosphere. Down the hall, you'll find two generously sized bedrooms, both freshly repainted, continuing the clean and crisp aesthetic found throughout the unit. The bathroom has been modernized with a NEW SINK, FAUCET, and LIGHT FIXTURE, offering a contemporary feel. IN-SUITE LAUNDRY adds to the convenience, and the well-maintained, ADULTS-ONLY building offers additional amenities such as bicycle storage and included heat and water in the condo fee. The location is truly exceptional—just steps away from Market Mall, a 5-minute walk to Safeway, and close to the University of Calgary, Foothills Hospital, and major transit routes, making it ideal for students, healthcare professionals, or anyone seeking a vibrant lifestyle. This PROFESSIONALLY CLEANED, move-in ready apartment is a rare find in a highly sought-after neighborhood. Don't miss your chance to own this fantastic property—contact us today to schedule your viewing and make this exceptional top-floor apartment your new home!**

Inclusions: **Any window treatments**  
Property Listed By: **Coldwell Banker Mountain Central**

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





