

3420 50 Street #107, Calgary T3C 0M6

MLS® #: **A2173223** Area: **Varsity** Listing **10/16/24** List Price: **\$195,800**
 Status: **Active** County: **Calgary** Date: Change: **-\$4k, 03-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **1977**
Lot Information
 Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area
 Abv Sqft: **618**
 Low Sqft:
 Ttl Sqft: **618**

DOM
35
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**
Parking
 Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Other**
 Kitchen Appl: **Refrigerator, Stove(s), Window Coverings**
 Int Feat: **See Remarks, Storage**
 Utilities:
 Construction: **Brick, Concrete, Stucco, Wood Frame**
 Flooring: **Carpet, Vinyl**
 Water Source:
 Fnd/Bsmt:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4' 0" x 8' 1"	Storage	Main	7' 4" x 3' 1"
Living Room	Main	11' 8" x 17' 8"	Kitchen	Main	7' 3" x 7' 3"
4pc Bathroom	Main	5' 0" x 7' 5"	Bedroom - Primary	Main	12' 2" x 11' 7"
Dining Room	Main	4' 11" x 7' 7"			

Legal/Tax/Financial

Condo Fee: **\$366** Title: **Fee Simple** Zoning: **M-C2**

Legal Desc:

9111002

Fee Freq:
Monthly

Remarks

Pub Rmks:

Perfect for an investor looking for a cash flow property. This cared for adult living only (18+) one bedroom unit has been a great investment for the owner. Well maintained, bright and spacious unit that is move-in ready. The kitchen, entryway and bathroom floor is brand new and brings a fresh look to this newly painted unit. The property has an onsite manager, bike storage, recycle room, garbage shoots on each floor, and new triple pane windows. Good floor plan and large bedroom. Pride of ownership. The condo board had just installed new windows so it's nice and clean looking. Bright unit. Kitchen is open and has lots of counter space. Large storage room for bikes, and household items. Great value for Varsity. Across from Market Mall Shopping Centre for easy access. Well maintained self managed complex and easy to show. Easy transportation available as well as a reserved parking stall included with the unit. Close to The University of Calgary, Foothills & Children's Hospital.

Inclusions:

NA

Property Listed By:

eXp Realty

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







