



THE
A-TEAM

**RE/MAX
FIRST**

3420 50 Street #204, Calgary T3H 2E1

MLS®#: **A2176715**

Area: **Varsity**

Listing Date: **11/02/24**

List Price: **\$199,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1977**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **Other**
Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **634**
Low Sqft:
Ttl Sqft: **634**

DOM

18
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Boiler**
Sewer:
Ext Feat: **None**

Construction: **Concrete**
Flooring: **Carpet, Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Electric Stove, Refrigerator, Window Coverings**
Int Feat: **No Animal Home, No Smoking Home**
Utilities:

Room Information

| Room | Level | Dimensions |
|--------------------------|-------------|----------------------|
| 4pc Bathroom | Main | |
| Dining Room | Main | 5`9" x 7`10" |
| Bedroom - Primary | Main | 11`8" x 12`3" |

| Room | Level | Dimensions |
|--------------------|-------------|-----------------------|
| Kitchen | Main | 6`6" x 7`7" |
| Living Room | Main | 12`2" x 17`11" |

Legal/Tax/Financial

Condo Fee:
\$366

Title: **Fee Simple**
Fee Freq:

Zoning: **M-C2**

Legal Desc:

9111002

Monthly

Remarks

Pub Rmks:

Welcome to your new home at this inviting 1-bedroom condo apartment, perfectly situated in Varsity close to Market Mall, The University of Calgary, Alberta Children's Hospital, and Foothills Medical Centre. This property is ideal for investors, young professionals, students, and medical staff seeking convenience and comfort. Enjoy easy access to shopping, dining, and recreational facilities. Whether you're commuting to school or work, everything you need is just moments away. You've got the convenience of coin operated laundry and bike storage to make your life easier. Call your favourite Realtor today to book your private viewing.

Inclusions:

N/A

Property Listed By:

Century 21 PowerRealty.ca

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









