



THE
A-TEAM

**RE/MAX
FIRST**

3420 50 Street #108, Calgary T3A2E1

MLS®#: **A2178694**

Area: **Varsity**

Listing Date: **11/15/24**

List Price: **\$259,900**

Status: **Active**

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: **Assigned,Stall**

Finished Floor Area

Abv Sqft: **832**
Low Sqft:
Ttl Sqft: **832**

DOM

18
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**
Sewer:
Ext Feat: **Courtyard**

Construction: **Brick,Concrete,Wood Frame**
Flooring: **Ceramic Tile,Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Oven,Microwave Hood Fan,Refrigerator**
Int Feat: **Built-in Features,Laminate Counters**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|--------------|----------------------|---------------------|--------------|---------------------|
| Bedroom - Primary | Main | 11`3" x 14`0" | Bedroom | Main | 9`3" x 14`1" |
| Living Room | Main | 11`8" x 17`7" | Dining Room | Main | 8`8" x 7`7" |
| Kitchen | Main | 8`5" x 7`5" | 4pc Bathroom | Main | 9`0" x 5`0" |

Legal/Tax/Financial

Condo Fee:
\$500

Title: **Fee Simple**
Fee Freq:

Zoning: **M-C2**

Monthly

Legal Desc: 9111002

Remarks

Pub Rmks: **Located in a desirable NW Calgary location, this charming and well-maintained 2-bedroom, 1-bathroom condo offers a perfect blend of comfort, convenience, and affordability. Situated in a secure and well-managed building, this ground-floor unit boasts easy access to U of C, Hospitals, public transportation and a variety of amenities including being just steps to Market Mall, schools, and parks. Inside, you'll find a bright and spacious open-concept living area featuring laminate floors, updated cabinets, and large windows that allow natural light to flood the space. The kitchen is fully equipped with updated appliances and ample counter space making it ideal for both cooking and entertaining. The cozy living room provides a welcoming space to relax, and the adjacent dining area is perfect for family meals or hosting guests. Both bedrooms are generously sized with large closets, offering plenty of storage space. The 4-piece bathroom has been well-maintained and is easily accessible from both bedrooms. Additional features of this condo include a large storage area in unit and one assigned parking stall. This is an excellent choice for an investor or first time home buyer looking to be in the established community of Varsity!**

Inclusions: N/A
Property Listed By: RE/MAX Real Estate (Central)

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





