



GRASSROOTS
REALTY GROUP

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411, 3420 50 Street NW
Calgary, Alberta

MLS # A2240855



\$252,800

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	850 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 500
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: None

****PRICE REDUCED - MOTIVATED SELLER**** Located on the top floor of an adult-only (18+) concrete building, this 2-bedroom unit is quiet and enjoys a beautiful view of the courtyard decorated with matured trees and professionally maintained lawn. The unit has been extensively updated for comfort, efficiency, and peace of mind. Upgrades include: luxury vinyl plank flooring, new lighting, paint (2018), new windows & sliding patio door (2022–23), kitchen appliances & dryer (2022–23), and updated kitchen/bath plumbing, bathtub finish (2023-2025). In-suite laundry included. Building is self-managed with a dedicated live-in caretaker. Affordable condo fees. Amenities include coin laundry, garbage/recycling rooms, fenced bike storage, and rentable lockers (waitlist). Steps to Market Mall, University of Calgary, transit, hospitals, Bow River pathways & the trendy University District. It is perfect for first-time buyers, students, or investors. Come see this very desirable unit and acquire it before it is gone!