



GRASSROOTS
REALTY GROUP

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316, 3730 50 Street NW
Calgary, Alberta

MLS # A2253171



\$187,500

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	832 sq.ft.	Age:	1978 (47 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Laminate, Linoleum
Roof:	Membrane
Basement:	-
Exterior:	Cedar, Wood Frame, Wood Siding
Foundation:	-
Features:	Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 614
LLD:	-
Zoning:	M-C2
Utilities:	-

Inclusions: N/A

Invest in the highly sought after NW community of Varsity. This spacious condo is a turnkey opportunity with a south facing balcony that fills the unit with natural light. Inside, the functional layout offers a large living and dining area off the kitchen, a well sized bedroom right next to the bathroom, and a cozy wood burning fireplace in the living room. The balcony provides a quiet spot for summer relaxation, appealing to renters and owners alike. The building is professionally managed, meticulously maintained, and shows strong pride of ownership throughout. Amenities include a spotless laundry room just steps down the hall, a welcoming common sitting area, secure elevator access, underground heated parking, and a dedicated storage locker. This quiet, age-restricted community (25+) creates a stable and well kept environment. Location is a major draw, across from Market Mall and Safeway, with quick access to the University District, Children's Hospital, Foothills Hospital, the University of Calgary, Edworthy Park and Bow River pathway. With no immediate improvements required, this condo is fully turnkey and ready for a new owner to start collecting rental income from day one.