



GRASSROOTS
REALTY GROUP

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410, 3730 50 Street NW
Calgary, Alberta

MLS # A2265884



\$269,000

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	996 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Cork, Tile	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 723
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Stone Counters, Vaulted Ceiling(s)		

Inclusions: None

****YOUR NEXT CHAPTER BEGINS IN VARSITY!**** Cruising through this QUIET, MATURE neighbourhood surrounded by towering TREES, you arrive at this STATELY and WELCOMING building. Step inside and you'll immediately sense the difference—it's more than a residence, it's a COMMUNITY. Inside the unit, the BRIGHT and INVITING kitchen sets the tone—perfect for preparing your favourite meals or entertaining friends. The OPEN layout draws you toward the impressive VAULTED ceilings and sun-filled living space. NATURAL LIGHT pours in from both the south and north, highlighting the CHARM and WARMTH of the WOOD-BURNING fireplace—ideal for cozy winter nights. Step out onto your PRIVATE BALCONY and enjoy a quiet coffee or evening glass of wine overlooking the TREE-FILLED courtyard. The bedrooms are SPACIOUS, and the beautifully RENOVATED bathroom adds a touch of MODERN COMFORT. You'll love the convenience of your own HEATED UNDERGROUND PARKING stall—no more scraping windshields in winter! Residents also enjoy access to community rooms on each floor and a large shared laundry facility. Across the street, explore the PARK and SCENIC PATHWAYS along the Bow River—perfect for walking, cycling, or simply enjoying the view. All this can be yours for just \$13,450 down & \$1,367.92/month O.A.C. Book your private tour today and FALL IN LOVE with Varsity's timeless charm!