



GRASSROOTS
REALTY GROUP

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301, 3420 50 Street NW
Calgary, Alberta

MLS # A2267119



\$239,900

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	827 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Marble, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 490
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Granite Counters		

Inclusions: N/A

Welcome to 3420 50 Street NW in the heart of Varsity, right beside Market Mall. Sunny, southwest-facing unit around 827 sqft. with a large balcony and natural light all day. Freshly painted and updated laminate flooring flows through an open-concept living area and renovated kitchen featuring extra cabinetry and granite countertops – ideal for everyday cooking and entertaining! The upgraded four-piece bathroom includes marble flooring, a new vanity and modern light fixtures. In-suite laundry adds convenience. One assigned outdoor parking stall completes the package. Location is hard to beat: steps from Market Mall, immediate access to transit, University Of Calgary and a short walk to both Foothills Medical Centre and Alberta Children's Hospital. Clean, bright, and move-in ready – perfect for first-time buyers, professionals or investors. Book your showing today!