



401, 3420 50 Street NW
Calgary, Alberta

MLS # A2144279



\$269,900

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	829 sq.ft.	Age:	1979 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 490
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Smoking Home		

Inclusions: N/A

Top Floor Unit. Amazing location!!! Directly across from Market Mall. 2 bedroom 1 bathroom unit in Varsity. Huge South facing private balcony. This unit offers a large living room and adjacent dining area with a patio door that is South facing letting in tonnes of sunlight. The gallery style kitchen has white appliances and maple cabinetry offering plenty of counter and storage space. The primary bedroom is very spacious with a huge closet. The second bedroom is also a good size and can be used as an office or hobby room. Laminate floors throughout the living room, dining area hallway, bedrooms and kitchen. There is a nice clean 4 piece bathroom and a large laundry/storage room off the main entrance. Assigned parking stall with plug in. Excellent location and conveniently located close to all amenities including schools, shopping, restaurants & the LRT all within walking distance. Close to Foothills Hospital, Children's Hospital and U of C. Condo fees include heat and water/sewer. Recent renovations include a fresh coat of paint and new kitchen counter tops, . Don't miss out on this opportunity! This is a must see! Book your showing today!