



106, 3730 50 Street NW
Calgary, Alberta

MLS # A2189475



\$257,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Varsity | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment | | |
| Size: | 950 sq.ft. | Age: | 1979 (46 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

Heating: Baseboard, Hot Water, Natural Gas

Water: -

Floors: Carpet, Linoleum

Sewer: -

Roof: Membrane

Condo Fee: \$ 711

Basement: None

LLD: -

Exterior: Brick, Wood Frame

Zoning: M-C2

Foundation: Poured Concrete

Utilities: -

Features: Pantry

Inclusions: none

Welcome to a rare unit. An apartment with large fenced private yard area. This 950 sq ft 2 bedroom 1 bath unit is conveniently located half a block from Market Mall. Easy walk for all amenities. This unit on Feb 7 had all new carpets installed.(old carpets in tour) Basic unit is very functional with generous kitchen, large dining room area, bright open living room with wood burning fireplace and patio doors to an amazing back yard that is sunny, private, fenced and offers any gardeners a great place to create a garden. Back gate opens for 1 minute walk to market mall. Both bedrooms are roomy with large closets and are next to 4 pce bath. There is a separate large storage area in the unit as well as a storage locker in the parkade area. There is a community games room, postal mail out box and each floor has a very neat and tidy laundry area free for resident use.