



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

108, 3420 50 Street NW  
Calgary, Alberta

MLS # A2197899



**\$255,000**

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	832 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 500
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Built-in Features, Laminate Counters		

Inclusions: N/A

Located in a desirable NW Calgary location, this charming and well-maintained 2-bedroom, 1-bathroom condo offers a perfect blend of comfort, convenience, and affordability. Situated in a secure and well-managed building, this ground-floor unit boasts easy access to U of C, Hospitals, public transportation and a variety of amenities including being just steps to Market Mall, schools, and parks. Inside, you'll find a bright and spacious open-concept living area featuring laminate floors, updated cabinets, and large windows that allow natural light to flood the space. The kitchen is fully equipped with updated appliances and ample counter space making it ideal for both cooking and entertaining. The cozy living room provides a welcoming space to relax, and the adjacent dining area is perfect for family meals or hosting guests. Both bedrooms are generously sized with large closets, offering plenty of storage space. The 4-piece bathroom has been well-maintained and is easily accessible from both bedrooms. Additional features of this condo include a large storage area in unit and one assigned parking stall. This is an excellent choice for an investor or first time home buyer looking to be in the established community of Varsity!