

# \$252,800 - 411, 3420 50 Street Nw, Calgary

MLS® #A2240855

**\$252,800**

2 Bedroom, 1.00 Bathroom, 850 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

**\*\*PRICE REDUCED - MOTIVATED SELLER\*\***

Located on the top floor of an adult-only (18+) concrete building, this 2-bedroom unit is quiet and enjoys a beautiful view of the courtyard decorated with matured trees and professionally maintained lawn. The unit has been extensively updated for comfort, efficiency, and peace of mind. Upgrades include: luxury vinyl plank flooring, new lighting, paint (2018), new windows & sliding patio door (2022-23), kitchen appliances & dryer (2022-23), and updated kitchen/bath plumbing, bathtub finish (2023-2025). In-suite laundry included. Building is self-managed with a dedicated live-in caretaker. Affordable condo fees. Amenities include coin laundry, garbage/recycling rooms, fenced bike storage, and rentable lockers (waitlist). Steps to Market Mall, University of Calgary, transit, hospitals, Bow River pathways & the trendy University District. It is perfect for first-time buyers, students, or investors. Come see this very desirable unit and acquire it before it is gone!

Built in 1977

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2240855  |
| Price      | \$252,800 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 850               |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 411, 3420 50 Street Nw |
| Subdivision | Varsity                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2E 3E3                |

### Amenities

|                |                  |
|----------------|------------------|
| Amenities      | Laundry, Storage |
| Parking Spaces | 1                |
| Parking        | Stall, Assigned  |

### Interior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | See Remarks                                               |
| Appliances        | Dryer, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas                         |
| Cooling           | None                                                      |
| # of Stories      | 4                                                         |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Roof              | Asphalt Shingle        |
| Construction      | Concrete, Vinyl Siding |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 55              |
| Zoning         | M-C2            |

### Listing Details

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