

# \$254,900 - 313, 3420 50 Street Nw, Calgary

MLS® #A2243697

**\$254,900**

2 Bedroom, 1.00 Bathroom, 838 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Welcome to this ideally located 2-bedroom condo in the heart of Varsity. Whether you're a first-time buyer or savvy investor, this well-maintained unit offers unbeatable value and convenience.

Enjoy the comforts of in-unit laundry, a brand new stove, and a functional layout perfect for everyday living. The bright and open living space flows out to a private balcony, ideal for your morning coffee or evening unwind. Steps from Market Mall, Bowmont Park, and minutes to the University of Calgary, Foothills Medical Centre, and the Alberta Children's Hospital – this location simply can't be beat. Plus, with easy access to downtown and major routes, your commute will be a breeze.

This is your opportunity to get into a prime NW Calgary neighborhood at an affordable price. Don't miss out! Call your favourite Realtor today to book your private viewing.

Built in 1976

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2243697  |
| Price          | \$254,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 838       |
| Acres          | 0.00      |
| Year Built     | 1976      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 313, 3420 50 Street Nw |
| Subdivision | Varsity                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3A 2E1                |

### Amenities

|                |         |
|----------------|---------|
| Amenities      | Laundry |
| Parking Spaces | 1       |
| Parking        | Stall   |

### Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                               |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Boiler                                                        |
| Cooling           | None                                                          |
| # of Stories      | 4                                                             |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Balcony                       |
| Lot Description   | Other                         |
| Construction      | Brick, Concrete, Vinyl Siding |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 27th, 2025 |
| Days on Market | 15              |
| Zoning         | M-C2            |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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