

\$199,999 - 314, 3730 50 Street Nw, Calgary

MLS® #A2080048

\$199,999

1 Bedroom, 1.00 Bathroom, 845 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Ready for an April 2024 Possession. Don't miss your opportunity to own this bright and spacious 3rd floor 1 bedroom unit in Landmark Aspen overlooking green space. Inside this lovely well taken care of unit you'll find an abundance of natural light from the south exposed windows and balcony. Don't downsize - there's plenty of room for all your furniture here! Ideally located in the very desirable northwest community of Varsity. This Age 25+ unit (quiet building) is close to U of C, Alberta Children's Hospital, movie theatres, Market Mall and Market Mall Professional Centre. This apartment condo is super clean and move in ready. You will enjoy this particularly large one bedroom layout with spacious living room/dining room combination that provides for insertion of additional sections to the dining table when the occasion calls for it plus features a wood burning fireplace and south facing sliding patio door to brighten the space. Underground heated parking with one stall, in-suite storage and separate storage locker. Each floor has free laundry facilities with commercial machines. Condo fees include heat, water and sewage along with the other amenities listed. Recent upgrades to this building include fences, elevator cabs, front entrance lobby, hallway carpets and laundry rooms. Walk across the street to Market Mall or stroll over to the vibrant new community known as the University District (both aforementioned shopping destinations offer free underground



parking while shopping or dining for your added comfort and convenience). Lots of nearby parks and amenities. Entrance on 50 street across from a public park area allowing for on street parking for your visitors. PLEASE NOTE: This is a MARCH 31 2024 Possession no exceptions-unless you would like to take over current lease.

Built in 1978

Essential Information

MLS® #	A2080048
Price	\$199,999
Sold Price	\$195,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	845
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	314, 3730 50 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2V9

Amenities

Amenities	Car Wash, Coin Laundry, Elevator(s), Laundry, None, Picnic Area, Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Built-in Features, Closet Organizers, No Animal Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	4

Exterior

Exterior Features	Lighting, Private Entrance, Storage, Uncovered Courtyard
Roof	Tar/Gravel
Construction	Mixed

Additional Information

Date Listed	September 12th, 2023
Date Sold	October 20th, 2023
Days on Market	38
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	MAXWELL CAPITAL REALTY
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