

\$235,000 - 304, 3420 50 Street Nw, Calgary

MLS® #A2085253

\$235,000

1 Bedroom, 1.00 Bathroom, 633 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Spectacular location for this spacious, 1 bedroom suite in a CONCRETE, adult (18+) building. Ideal location for access to U of C, Foothills or Children's Hospital. Highly sought after with employees of these institutions for purchase or rent. This suite has been very well cared for. Modern, neutral colour throughout. The kitchen has extended cabinetry down the entire wall creating lots of counter space as well as extensive kitchen storage. Attractive laminate countertops with beveled edge finish. Each room in this suite is a very nice size. The bedroom has a large closet and nice south facing window. The living room is large and could accommodate large, comfy furniture. There is also a nice dining area. The 4 pce bath has a newer vanity and sink. The insuite storage room is huge and there are additional storage lockers for rent for \$10 / mo. The flooring has been upgraded to light coloured laminate. There is ceramic tile in the entry. New windows and patio door have recently been installed. This leads to a large south facing patio. This complex is self managed and very well run. There is an onsite superintendent that has been there for 25 years. Outdoor, assigned parking space with plug-in. A new retaining wall and landscaping have been budgeted for and will be installed soon. Mountain View Estates is in a wonderful location, close to all kinds of shopping. If you are looking for a quiet, beautiful suite in a well run building or seeking a highly sought after investment



property, look no further.

Built in 1976

Essential Information

MLS® #	A2085253
Price	\$235,000
Sold Price	\$225,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	633
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	304, 3420 50 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2E1

Amenities

Amenities	Bicycle Storage, Coin Laundry, Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator
Heating	Baseboard, Electric
Cooling	None
# of Stories	4

Exterior

Exterior Features	Courtyard
Construction	Concrete

Additional Information

Date Listed	October 11th, 2023
Date Sold	October 20th, 2023
Days on Market	8
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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