

\$224,900 - 111, 3420 50 Street Nw, Calgary

MLS® #A2114602

\$224,900

2 Bedroom, 1.00 Bathroom, 833 sqft

Residential on 0.00 Acres

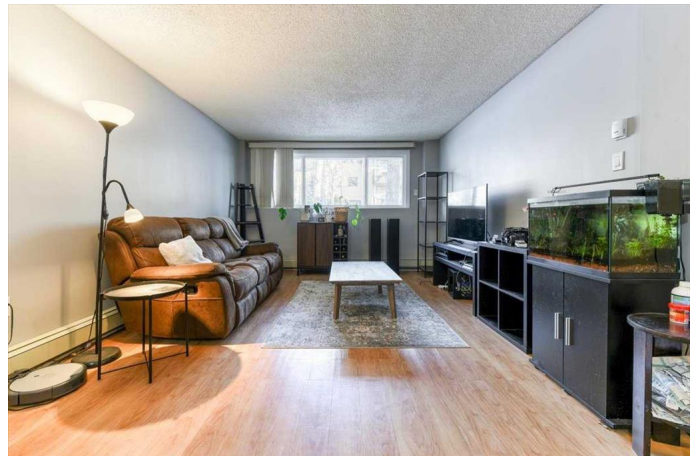
Varsity, Calgary, Alberta

Back on the Market due to Buyer not being able to secure Financing. Unlock the potential of this strategically located gem in the established community of Varsity. Situated mere moments from the University of Calgary, Foothills Hospital, and the esteemed Children's Hospital, this 2-bedroom suite (18+ Building) offers an irresistible opportunity for both savvy investors and first-time homebuyers alike.

Freshly painted with a modern, neutral tone and laminate flooring throughout. Each room boasts ample proportions, providing a comfortable living space perfect for both relaxation and productivity. With generous closets and large windows bathing the interiors in natural light, the appeal of this abode is undeniable.

Entertain with ease in the spacious living room, ideal for unwinding after a long day. Enjoy the charming dining space adjacent to the inviting kitchen, perfect for intimate meals and culinary adventures.

Substantial in-suite storage room, ensuring organizational bliss for all your belongings. Recently upgraded windows enhance energy efficiency and aesthetics, while the self-managed complex boasts lower condo fees, a must-have for investors seeking optimal returns. Benefit from the expertise of an onsite superintendent with a commendable 25-year tenure, ensuring peace of mind and superior management.



Parking is a breeze with an assigned outdoor space equipped with a plug-in, promising convenience for residents. Plus, with planned enhancements such as a new retaining wall and landscaping, the potential for appreciation is undeniable.

Whether you're a discerning investor seeking a lucrative opportunity or a first-time homebuyer eager to step into homeownership, this suite offers endless possibilities. Don't miss your chance to own a piece of this thriving community. Invest in your future today.

Built in 1976

Essential Information

MLS® #	A2114602
Price	\$224,900
Sold Price	\$222,400
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	833
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	111, 3420 50 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2E1

Amenities

Amenities	Parking, Visitor Parking
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Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Ceiling Fan(s), No Smoking Home, See Remarks, Storage
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Courtyard
Construction	Brick, Concrete, Vinyl Siding

Additional Information

Date Listed	March 13th, 2024
Date Sold	April 19th, 2024
Days on Market	37
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	Power Properties
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