# \$269,900 - 411, 3420 50 Street Nw, Calgary

MLS® #A2240855

#### \$269,900

2 Bedroom, 1.00 Bathroom, 850 sqft Residential on 0.00 Acres

Varsity, Calgary, Alberta

\*\*OPEN HOUSE Sunday, July 27th 2-4pm\*\*
This move-in-ready Varsity condo is perfect for first-time buyers, students, or investors!
Located on the top floor of a quiet, adult-only (18+) concrete building, this 2-bedroom unit 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.

Recent 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 (2023). In-suite laundry included. Building is self-managed with pride—plus a dedicated live-in caretaker has lovingly maintained it for 29 years! Affordable condo fees.

Amenities include coin laundry, garbage/recycling rooms, fenced bike storage, and rentable lockers (waitlist).

Steps to Market Mall, Landmark Cinema, U of C, transit, hospitals, Bow River pathways & the trendy University District. A smart buy in a top NW location!







Built in 1977

#### **Essential Information**

MLS® # A2240855 Price \$269,900 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 Storage, Laundry

Parking Spaces

Parking Assigned, Stall

#### 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 2

Zoning M-C2

## **Listing Details**

Listing Office eXp Realty

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