

207, 3730 50 Street NW  
Calgary, Alberta

MLS # A2175186

**\$279,999**



<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	969 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Enclosed, Garage Door Opener, Heated Garage, Parkade, Secured		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Radiant	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 700
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick, Cedar, Cement Fiber Board, Stucco	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Dry Bar, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage		
<b>Inclusions:</b>	n/a		

You HAVE to see this 175 sqft primary bedroom with built-in closet and bay window! The living room also boasts almost 250sqft of space to entertain. The kitchen is wide enough and has enough counter space to have multiple people in the kitchen helping, if needed. This apartment is almost 1000sqft and move-in ready, and priced to sell! Discover quiet living in this beautifully renovated, spacious apartment located in one of the city's most sought-after neighbourhoods of Varsity. This east-facing modern residence offers an open-concept layout, filled with natural light, perfect for entertaining or relaxing. The newly updated kitchen boasts stainless steel appliances, sleek and plentiful countertops, built in water and soap dispensers, and ample storage, making it a chef's dream. The generously-sized bedrooms feature large closets, while the primary suite includes a california-closet like setup. Enjoy your morning coffee viewing the private courtyard from your bay window seating, or sip your coffee as you walk along the ravine viewing the Bow River just minutes walk away. You'll notice how quiet the building is when you visit, because of a layer of concrete between floors! Or, maybe you just want to enjoy a glass of wine while the wood burning fireplace creates a relaxing ambiance. Take advantage of the building's amenities: private underground parking, games room, bike storage, and a storage locker. Located just minutes from professional services, the University of Calgary, restaurants, shopping, parks, and public transportation, this apartment offers the perfect blend of comfort, style, and convenience. This is a 25+ Building that is well managed with strong financials, and has FREE laundry on every floor. Currently there is an exterior beautification project in progress with new windows and siding, paid and budgeted for from the reserve fund (no special

assessment levied). Condo fees include all utilities except electricity. You might find some properties with cheaper condo fees, but the unit likely won't have as much sqft/size and might not have a storage unit and secure bicycle storage (and fees are directly related to sqft and other benefits!) and will be much higher in list price. Check out the YouTube video for a video tour of this property, or check out my website for a blog article on understanding condo fees in Calgary. Or, better yet, contact me (or your favourite realtor) for a private showing today!