

\$252,800 - 411, 3420 50 Street Nw, Calgary

MLS® #A2240855

\$252,800

2 Bedroom, 1.00 Bathroom, 850 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

****PRICE REDUCED - MOTIVATED SELLER****

Located on the top floor of an adult-only (18+) concrete building, this 2-bedroom unit is quiet and 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. 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, bathtub finish (2023-2025). In-suite laundry included. Building is self-managed with a dedicated live-in caretaker. Affordable condo fees. Amenities include coin laundry, garbage/recycling rooms, fenced bike storage, and rentable lockers (waitlist). Steps to Market Mall, University of Calgary, transit, hospitals, Bow River pathways & the trendy University District. It is perfect for first-time buyers, students, or investors. Come see this very desirable unit and acquire it before it is gone!

Built in 1977

Essential Information

MLS® #	A2240855
Price	\$252,800
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	Laundry, Storage
Parking Spaces	1
Parking	Stall, Assigned

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	56
Zoning	M-C2

Listing Details

Listing Office

eXp Realty

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