

# \$235,000 - 203, 3420 50 Street Nw, Calgary

MLS® #A2228406

## \$235,000

2 Bedroom, 1.00 Bathroom, 841 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Lower Condo Fees! Move-in Ready! Perfect for First-Time Homebuyers or Investors! Why keep paying rent when you can own this affordable apartment or generate rental income from a solid investment opportunity?

This unit is located on the 2nd floor of a well-maintained concrete building, just steps from Market Mall in Varsity—one of the most desirable communities in NW Calgary. It offers two generously sized bedrooms and a spacious, west-facing living room filled with natural sunlight. The full 4-piece bathroom features tiled flooring.

The open-concept layout is both functional and welcoming, with updated quartz countertops, a large sink, newer dishwasher, and a newer faucet installed approximately one year ago.

Luxury vinyl plank flooring runs throughout the unit, and all electrical components—including switches, outlets, and some light fixtures—have been professionally updated by the owner, a licensed electrician. Additional features include in-unit laundry with a washer and dryer (only one year old), recently replaced vinyl windows, and a patio door.

Convenient building amenities include a private backyard, storage room (first come, first served), and bike storage at the front of the building. A resident property manager is also on-site to promptly address any issues or emergencies.

Highly Convenient Location! Just steps from Market Mall and public transit, you're only 10 minutes from the University of Calgary,



Foothills Medical Centre, and Alberta Children's Hospital. With quick access to Shaganappi Trail and 16th Avenue, downtown Calgary is just a 20-minute drive away.

Built in 1976

### Essential Information

MLS® #	A2228406
Price	\$235,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	841
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	203, 3420 50 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2E1

### Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas, Baseboard
Cooling	None

# of Stories	4
Basement	None

### Exterior

Exterior Features	Playground
Roof	Asphalt
Construction	Brick, Concrete, Vinyl Siding, See Remarks
Foundation	Poured Concrete

### Additional Information

Date Listed	June 7th, 2025
Days on Market	71
Zoning	M-C2

### Listing Details

Listing Office	URBAN-REALTY.ca
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.