



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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313, 3420 50 Street NW
Calgary, Alberta

MLS # A2243697



\$244,900

Heating:	Boiler	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 494
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		
Inclusions:	N/A		

Welcome to this ideally located 2-bedroom condo in the heart of Varsity. Whether you're a first-time buyer or savvy investor, this well-maintained unit offers unbeatable value and convenience. Enjoy the comforts of in-unit laundry, a brand new stove, and a functional layout perfect for everyday living. The bright and open living space flows out to a private balcony, ideal for your morning coffee or evening unwind. Steps from Market Mall, Bowmont Park, and minutes to the University of Calgary, Foothills Medical Centre, and the Alberta Children's Hospital — this location simply can't be beat. Plus, with easy access to downtown and major routes, your commute will be a breeze. This is your opportunity to get into a prime NW Calgary neighborhood at an affordable price. Don't miss out! Call your favourite Realtor today to book your private viewing.