



## 3420 50 Street Calgary Alberta

\$252,800

**\*\*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! (id:6769)

4pc Bathroom 4.92 Ft x 8.92 Ft

Bedroom 14.58 Ft x 9.33 Ft

Dining room 7.83 Ft x 8.67 Ft

Kitchen 7.42 Ft x 8.42 Ft

Living room 18.00 Ft x 12.17 Ft

Primary Bedroom 14.58 Ft x 10.67 Ft

Listing Presented By:



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eXp Realty

<http://www.thehowardteam.net/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)