



## 3420 50 Street Calgary Alberta

\$225,000

Perfect for an investor looking for a cash flow property. This cared for adult living only (18+ ) one bedroom unit has been a great investment for the owner. Well maintained, bright and spacious unit that is move-in ready. The property has an onsite manager, bike storage, recycle room, garbage shoots on each floor, and new triple pane windows. Good floor plan and large bedroom. Pride of ownership. The condo board had just installed new windows so it's nice and clean looking. Bright unit. Kitchen is open and has lots of counter space. Large storage room for bikes, and household items. Great value for Varsity. Across from Market Mall Shopping Centre for easy access. Well maintained self managed complex and easy to show. Easy transportation available as well as a reserved parking stall included with the unit. Close to The University of Calgary, Foothills & Children's Hospital. (id:6769)

Other 4.00 Ft x 8.08 Ft

4pc Bathroom 5.00 Ft x 7.42 Ft

Storage 7.33 Ft x 3.08 Ft

Primary Bedroom 12.17 Ft x 11.58 Ft

Living room 11.67 Ft x 17.67 Ft

Dining room 4.92 Ft x 7.58 Ft

Kitchen 7.25 Ft x 7.25 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<https://www.kimavery.com/>



**Real Estate Professionals Inc.**

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

Phone: 403-547-4102  
cm.mackenzie@shaw.ca