



411, 3420 50 Street NW, Calgary, Alberta - \$252,800



Main Photo

Property Description

****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!

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