



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

209, 3730 50 Street NW
Calgary, Alberta

MLS # A2237313



\$285,000

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,039 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 764
Basement:	-	LLD:	-
Exterior:	Brick, Cedar	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: garage door opener

PRIVATE BALCONY WITH COURTYARD VIEW | OVER 1000 SQ FT | 2 BEDROOMS + 1.5 BATHS | ADULT-ONLY BUILDING (25+) | STEPS TO RIVER VALLEY AND MARKET MALL | VIRTUAL TOUR AVAILABLE Tucked into the tranquil Landmark "A" building front entrance facing 50th Street ("B" and "C" face 49th), this spacious second-floor condo offers a peaceful, low-maintenance lifestyle in an unrivaled location. With over 1000 square feet, this unit features a generous living room with a cozy wood-burning fireplace and sliding doors that open onto your private balcony overlooking a lush, tree-lined courtyard with gazebo seating. A lovely sunrise spot good for morning coffee or a good book. The functional floor plan includes a full-sized kitchen with ample cabinet space, two well-proportioned bedrooms, a 4-piece main bath, and a 2-piece ensuite off the primary bedroom with walk-through closet. Enjoy the ease of complimentary laundry just steps from your door, underground heated parking (stall #17), a private storage locker, and plenty of on-street visitor parking. This adult-only (25+) and pet-free building is known for its quiet and neighbourly atmosphere, and unbeatable walkability—less than a 3-minute walk to the Bow River pathway system and Market Mall; and close to University District / University of Calgary, and Children's and Foothills Hospitals. A fantastic choice for anyone seeking a serene and centrally located home. You may see a virtual tour of this home by clicking either the purple house icon or the red 3D icon, depending upon which platform you are using.