



GRASSROOTS
REALTY GROUP

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109, 3730 50 Street NW
Calgary, Alberta

MLS # A2259343



\$275,000

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,085 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:	Carpet, Linoleum	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 764
Basement:	-	LLD:	-
Exterior:	Brick, Cedar, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions: None

The seller is offering to cover 3 months of condo fees for the buyer, providing an excellent bonus to help you settle in with peace of mind. OVER 1,000 SQ. FT. | 2 BED, 1.5 BATH | ADULT-ONLY (25+) | STEPS TO RIVER VALLEY & MARKET MALL. This spacious first-floor condo combines comfort, convenience, and tranquility in one of the city's most desirable locations. Offering over 1,000 sq. ft. of living space, the home features a bright and welcoming living room with a cozy wood-burning fireplace and sliding doors that open onto your private outdoor space, a lush tree-lined courtyard with gazebo seating, the perfect spot to enjoy a sunrise coffee or unwind with a good book. The functional layout 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. Additional highlights include complimentary laundry just steps from your door, underground heated parking (stall #69), a private storage locker, and plenty of on-street visitor parking. Set within a quiet, and adult-only (25+) building known for its friendly community atmosphere, this home offers exceptional walkability, just minutes to the Bow River pathway system, Market Mall, University District, U of C, and both Foothills and Children's Hospitals. A fantastic choice for anyone seeking a serene yet centrally located lifestyle.