



**GRASSROOTS**  
REALTY GROUP

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411, 3730 50 Street NW  
Calgary, Alberta

MLS # A2126442



**\$299,900**

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,115 sq.ft.	Age:	1978 (46 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas, Radiant	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt, Other	Condo Fee:	\$ 805
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, High Ceilings, No Animal Home, No Smoking Home, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	None.		

Welcome to this top-floor, end-unit with just a single common wall ensuring the ultimate in privacy. The vaulted ceilings and clerestory windows add volumes of light and spaciousness to this wonderful apartment. The fireplace and wood ceiling treatment add a touch of warmth and sophistication to the spacious living room. The cozy kitchen is bright and functional with an adjacent semi-formal dining room. The large primary bedroom enjoys a private ensuite bath with a corner shower, while the second bedroom and full bath are bright and spacious. With a covered, wrap-around balcony facing easterly, you'll have wonderful morning sun, while the second balcony faces westerly to enjoy the light and warmth of summer evenings. The secure, heated, underground parking is to be very much appreciated. There's a cozy common lounge on the fourth floor to visit with your friendly neighbours, as well as a shared laundry room on each floor — the use of which is included in your condo fees. This age-restricted building (25+) is quiet and welcoming, while the neighbourhoods of Varsity and nearby University District offer all the amenities you really need. There's easy access to walking paths, Landmark movie theatres, Market Mall shopping and professional services building. Foothills and Alberta Children's hospitals are also close by. The Landmark condos are well managed and maintained with many recent and ongoing upgrades. With its unique location, two full baths, ample size and amazing light and volume, this is a rare find at this price point. Its been freshly painted and is awaiting a new owner's personal touch, so call your agent to book your private viewing.